



64 Harehill Road,  
Chesterfield, S40 2JS

£100,000

W  
WILKINS VARDY



# £100,000

## IDEAL FIRST HOME OR INVESTMENT PROPERTY

This neat and tidy two double bedroomed end terraced house offers well appointed accommodation which includes a dining kitchen, good sized living room and two good sized bedrooms (one of which has a shower within) together with front and rear gardens, and a useful brick built outhouse.

The property is conveniently situated for routes down to Derby Road and towards the M1 Motorway, whilst being only 0.6 miles from Queen's Park Sports Centre and just over one mile from the Town Centre.

- End Terrace House
- Ideal First Time Buyer Property
- Good Sized Living Room
- Open Plan Kitchen/Diner
- Two Double Bedrooms
- Bathroom & Separate WC
- Gardens to Front, Side & Rear
- NO CHAIN
- EPC Rating: C

### General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 74.8 sq.m./805 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Parkside Community School  
Access to Virgin Broadband 500 with potential speeds of over 500mbps

### On the Ground Floor

A uPVC double glazed entrance door with automatic entrance light opens into the ...

### Entrance Hall

Having a built-in storage cupboard and an open plan staircase rising to the First Floor accommodation.

### Living Room

14'3 x 11'5 (4.34m x 3.48m)  
A good sized front facing reception room having a feature fireplace with marble inset, hearth and living flame coal effect gas fire.

### Open Plan Kitchen/Diner

17'7 x 8'9 (5.36m x 2.67m)  
Being part tiled and fitted with a range of light oak wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring hob with extractor over.  
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.  
Vinyl flooring.  
A uPVC double glazed door opens onto the rear of the property.

### On the First Floor

#### Landing

With loft access hatch and having a built-in airing cupboard housing the gas combi boiler.

#### Bedroom One

14'6 x 9'9 (4.42m x 2.97m)  
A good sized front facing double bedroom having a built-in over stair storage area.

#### Bedroom Two

13'7 x 9'3 (4.14m x 2.82m)  
A rear facing double bedroom having a fully tiled shower area with Mira shower, extractor and waterproof vinyl flooring.

### Bathroom

Being part tiled and fitted with a 2-piece white suite comprising of a jacuzzi bath with bath/shower mixer tap and pedestal wash hand basin.  
Vinyl flooring.

### Separate WC

Fitted with vinyl flooring and having a low flush WC.

### Outside

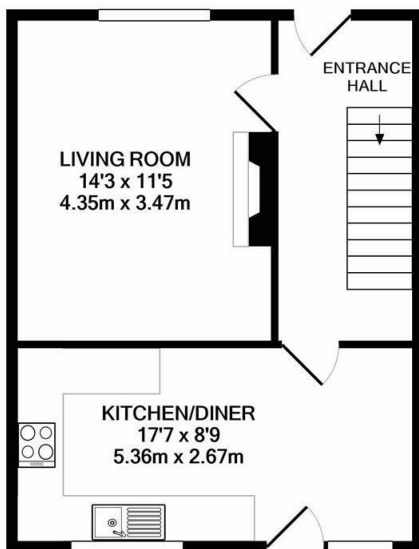
To the front and side of the property there is a lawned garden with conifers, together with an attached brick built outhouse.

To the rear of the property there is a paved patio and lawn with conifers. A gate gives pedestrian access to a communal car park.

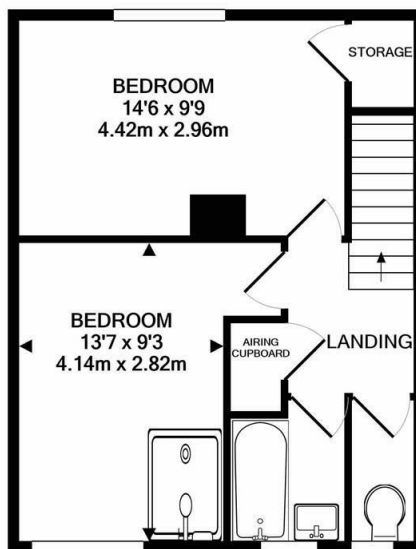








GROUND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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