



## 17 King Street North, Whittington Moor, Chesterfield, S41 9BA

- NO CHAIN
- THREE BEDROOMS
- SET ACROSS THREE FLOORS
- READY TO MOVE INTO
- SEMI DETACHED
- VIEW NOW

**Offers In The Region Of £195,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - PERFECT FIRST TIME BUYER / FAMILY HOME.

Set across three floors, this well presented home is ready to move straight into.

HAVING EXTENSIVE REFURBISHMENT:- full redecoration, new flooring, replacement of door handles.

The property comprises:- entrance hall, fitted kitchen / diner with appliances included, downstairs WC & rear lounge with patio doors out onto the rear garden.

The first floor houses the main bathroom, two bedrooms plus office space leading up to the second floor.

On the second floor in another double bedroom with its own ensuite shower room.

Gas central heating (combi boiler under warranty until 2030), electric certificate from 2026 & uPVC double glazed.

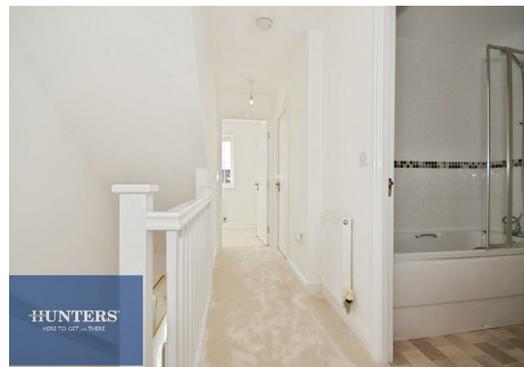
Rear, private garden with its own access designed with low maintenance & having a shed.

To the front is driveway parking.

In a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station & Town Centre.

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS

FREEHOLD | COUNCIL TAX BAND A





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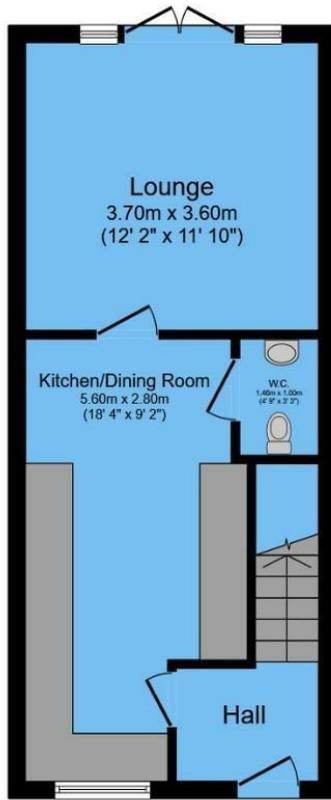
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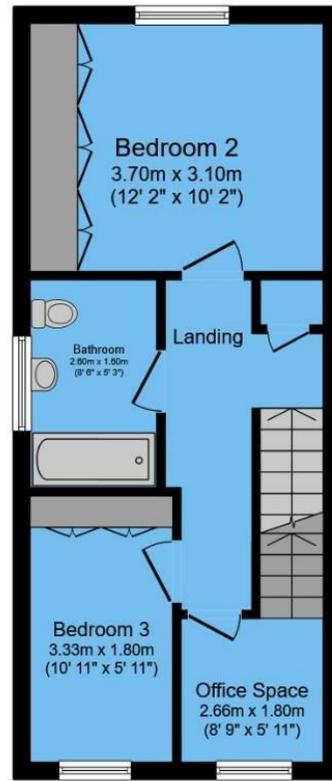
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**Ground Floor**



**First Floor**



**Second Floor**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 91.8 sq.m. (988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

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