

## 37 Hyndley Road, Bolsover, Chesterfield, S44 6RX

- FOR SALE VIA TRADITIONAL AUCTION
- IN NEED OF FULL REFURBISHMENT

- THREE BEDROOM
- VIEW NOW!

**Guide Price £65,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE  
PRICE £65,000 \* BIDDING CLOSES (TBC)\* FEES  
APPLY \* REGISTER YOUR INTEREST AT  
HUNTERS.COM SELECT AUCTIONS**

**THREE BEDROOM EX LOCAL AUTHORITY HOUSE,  
LOTS OF SPACE ON OFFER - ideally situated for  
Bolsover Secondary School, easy access to M1 &  
close to all local amenities including shops, pharmacy,  
hairdressers, restaurants & more in Bolsover Village  
plus the famous Bolsover Castle.**

**IDEAL INVESTMENT - A PROPERTY THAT WOULD  
GENERATE £750 PER MONTH RENT ONCE  
RENOVATED - OVER AN 11% YIELD!**

Property comprises entrance hall, dining area, kitchen,  
and a large lounge. To the first floor are three well  
proportioned bedrooms and the family bathroom.

Gas central heating and UPVC double glazed.

Gardens to the front and rear. On the street parking  
available nearby.

In need of full refurbishment - CONTACT HUNTERS  
NOW TO VIEW!

**FREEHOLD | COUNCIL TAX BAND A**



## NOTE FOR BUYERS:

### Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

### Fees:

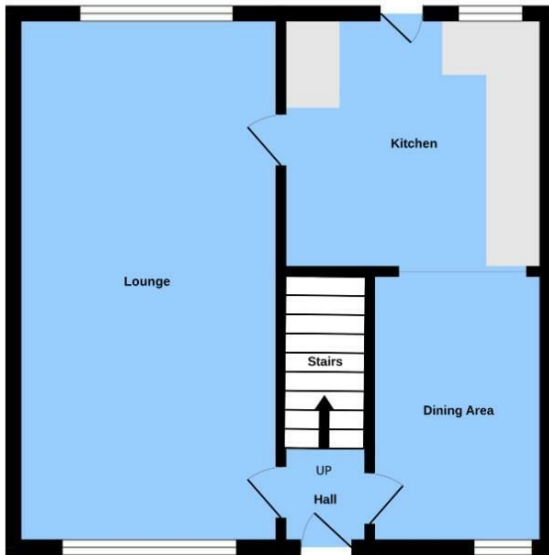
On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day. There is an additional buyer premium of £3,000 (incl. VAT) which will be charged immediately online.

Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars.

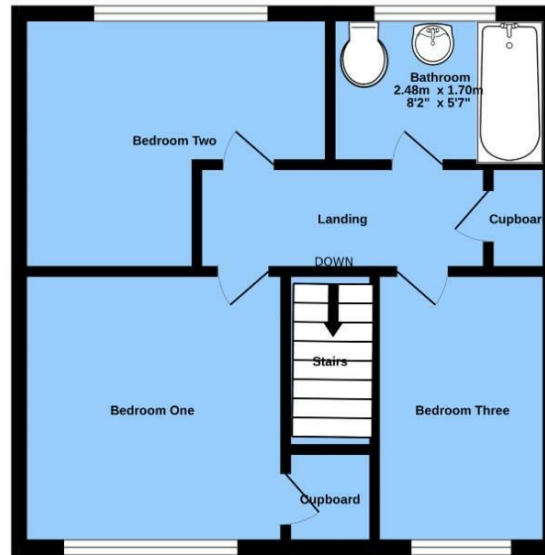
Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT  
[HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

GROUND FLOOR  
36.1 sq.m. (388 sq.ft.) approx.



1ST FLOOR  
35.9 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA: 71.9 sq.m. (774 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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>		
(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

## 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.



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