

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLED

subject to contract



**26 York Street, Hasland, Chesterfield, S41 0PN**

- NO ONWARD CHAIN
- FITTED KITCHEN
- MODERN BATHROOM
- ON STREET PARKING
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- REAR GARDEN WITH PATIO AND DECKING
- CALL HUNTERS NOW

**Offers In The Region Of £160,000**

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## No Chain – Two Bedroom Semi-Detached Home in Hasland

Ideally situated in the sought-after area of Hasland, this two-bedroom semi-detached house is offered for sale with no onward chain. Perfectly placed within easy walking distance of a range of local amenities including shops, schools, doctors, and regular bus routes into Chesterfield, the property also provides excellent access to the M1 (J29), the Five Pits Trail Country Park, and South Chesterfield Golf Club—making it an ideal choice for commuters and outdoor enthusiasts alike.

The accommodation is well presented throughout and comprises two reception rooms and a fitted kitchen on the ground floor. To the first floor there are two bedrooms, one of which provides access to a modern three-piece bathroom suite.

Additional benefits include gas central heating and uPVC double glazed windows.

Outside, there is a low-maintenance rear garden featuring both patio and decking areas, as well as an outdoor WC. On-street parking is available to the front of the property.

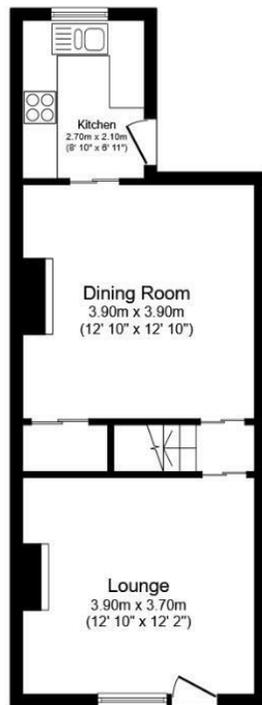
This lovely home is ideal for first-time buyers, downsizers, or investors seeking a conveniently located property in a popular residential area.

Viewing is highly recommended. Call Hunters to view now!

FREEHOLD | TAX BAND A | EPC RATING D

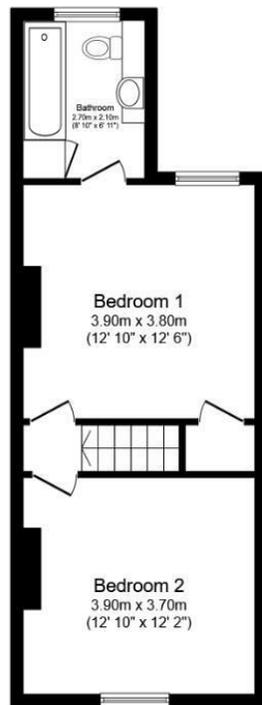






**Ground Floor**

Floor area 40.7 sq.m. (438 sq.ft.)



**First Floor**

Floor area 40.7 sq.m. (438 sq.ft.)

Total floor area: 81.4 sq.m. (876 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**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>		<b>80</b>
(55-68) <b>D</b>	<b>68</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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