

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**19 Riggotts Way, Cutthorpe, Chesterfield, S42 7AW**

- SEMI RURAL LOCATION
- CUL DE SAC
- WESTERLY FACING REAR GARDEN
- SOUGHT AFTER AREA
- THREE BEDROOMS
- BACKING ONTO COUNTRYSIDE

**Guide Price £200,000**



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**SOUGHT AFTER - SEMI RURAL LOCATION OF CUTTHORPE - THREE BEDROOM SEMI DETACHED HOUSE BACKING ONTO COUNTRYSIDE!**

**IN NEED OF MODERNISATION THROUGHOUT, PRICED ACCORDINGLY TO SELL - AN OPPORTUNITY NOT TO BE MISSED.**

Sought after village of Cutthorpe. The property is located within easy access to the Peak District National Park and is conveniently placed for Chesterfield Town Centre and local amenities.

The property comprises:- entrance hall, front living room, kitchen diner, downstairs shower room, three first floor bedrooms.

Externally there is a front garden which could be created into a driveway subject to planning permission & WESTERLY FACING REAR GARDEN.

Gas available on the road but not connected to the property.

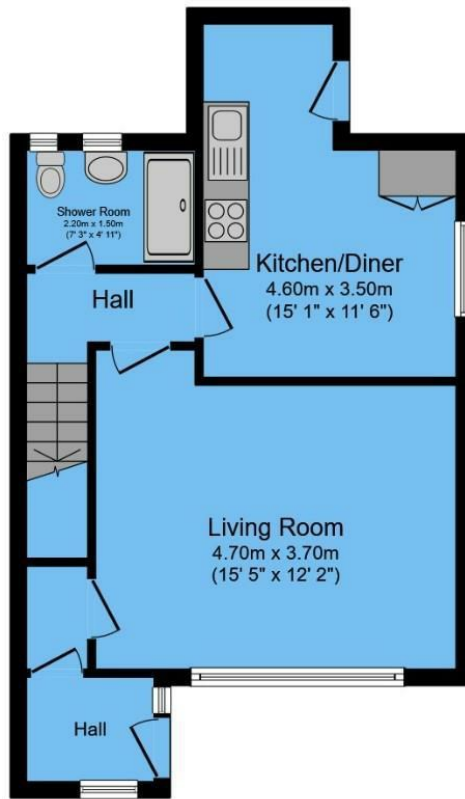
**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO VIEW NOW!**

**FREEHOLD | COUNCIL TAX BAND B**

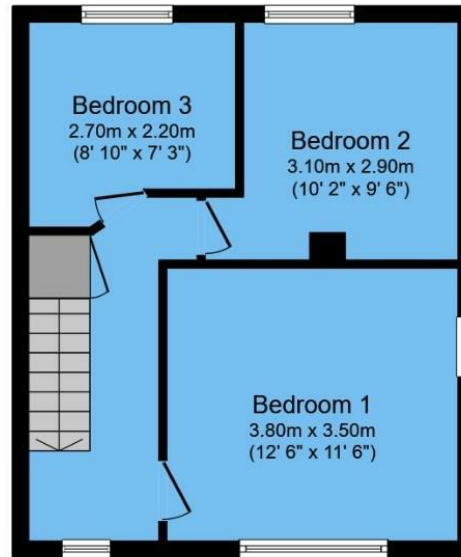




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**Ground Floor**



**First Floor**

Total floor area 80.9 sq.m. (871 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.



## 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>77</b>               |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>36</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

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