



## 10 Hardwick Street, Stonegravels, Chesterfield, S41 7ND

- NO CHAIN
- TERRACED HOUSE
- SET ACROSS THREE FLOORS

- TWO / THREE BEDROOMS
- GREAT LOCATION
- VIEW NOW

**Fixed Asking Price £90,000**

**HUNTERS®**

HERE TO GET *you* THERE

**OFFERED WITH NO CHAIN - refurbishment opportunity available here - SPACIOUS THREE STOREY - TWO / THREE BEDROOMS - TWO BATHROOM - SOLD AS SEEN!**

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, Chesterfield College & Town Centre.

Make a great investment, we believe it would rent out at £850 per calendar month - OVER 10% YIELD!

Being in a popular location - it would make an excellent starter home!

With accommodation over THREE FLOORS this property offers more than meets the eye. CHECK OUT THE FLOORPLAN!

READY TO MAKE THIS HOUSE A HOME, the property comprises:- lounge, kitchen diner, basement room (bedroom 3), utility room & shower room off.

On the first floor are two bedrooms & the bathroom.

Gas central heating & uPVC double glazed windows.

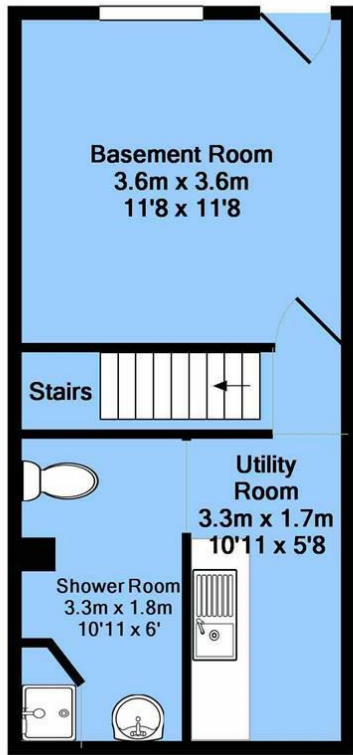
On street parking, rear low maintenance patio garden.

**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!**

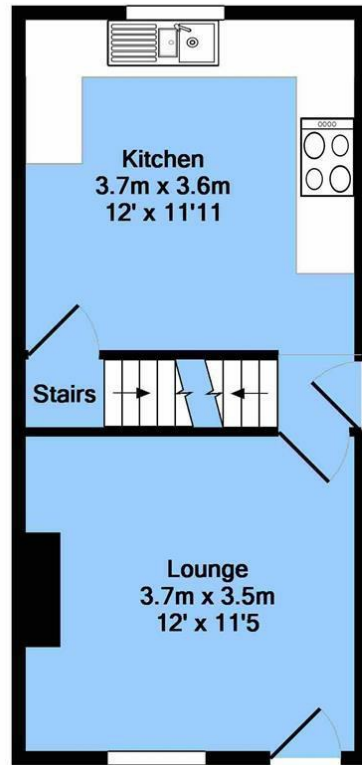
**FREEHOLD | COUNCIL TAX BAND A**



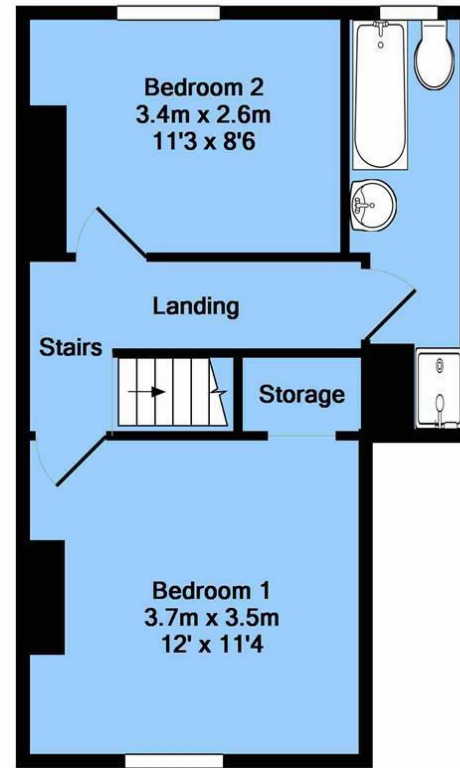




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 27.6 SQ.M.  
(297 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 28.4 SQ.M.  
(306 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.1 SQ.M.  
(346 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.1 SQ.M. (949 SQ.FT.)  
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) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
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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