



118 Station Road, North Wingfield, Chesterfield, S42 5JE

- 2/3 BEDROOM TERRACE
- TENANT IN CONTRACT
- GREAT INVESTMENT

- LANDLORDS ONLY
- 6.6% YIELD
- VIEW NOW



Offers In The Region Of £125,000

BAY WINDOWED TWO / THREE BEDROOM TERRACE PROPERTY!

SELLING TO LANDLORDS ONLY - a tenant in
contract currently paying £690 per calendar month - A
6.6% YIELD FROM DAY ONE.

The property comprises: two reception rooms, fitted
kitchen, three first floor bedrooms (one bedroom has
been split to make two bedrooms) & combined
bathroom / WC.

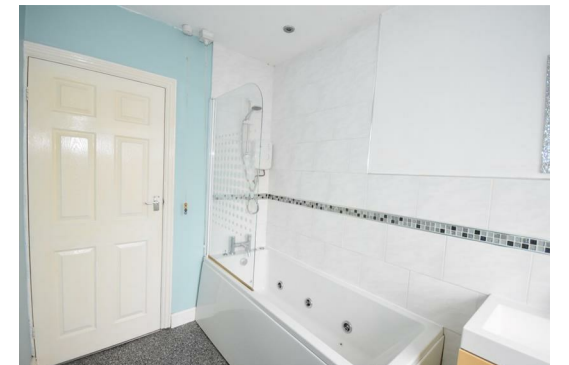
On street parking with front lawn & rear garden.

***PRICED TO SELL - THIS PROPERTY WOULD MAKE
A GREAT INVESTMENT***

Gas central heating & uPVC double glazed.

FREEHOLD | COUNCIL TAX BAND A

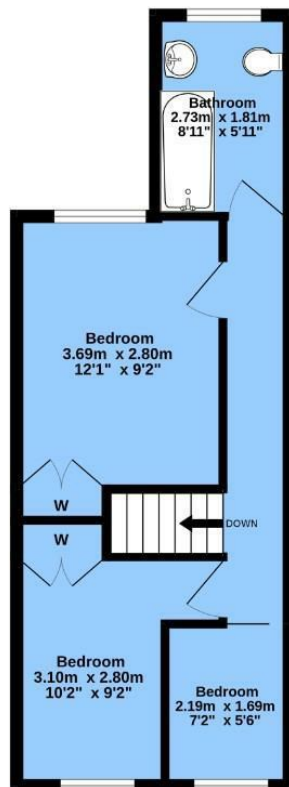
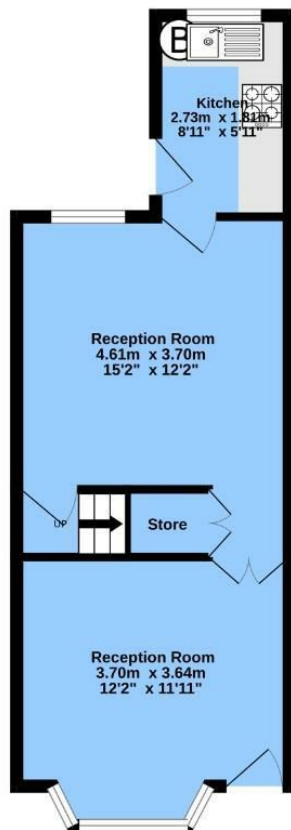
VIEWINGS BY APPOINTMENT ONLY - CALL
HUNTERS TO VIEW!





GROUND FLOOR
34.5 sq.m. (371 sq.ft.) approx.

1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.




TOTAL FLOOR AREA: 68.0 sq.m. (732 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with floorplan 62025

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		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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