

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLED

subject to contract

**16 Ladybower Lane, Staveley, Chesterfield, S43 3RD**

- NO CHAIN
- SEMI DETACHED
- MAKE YOUR OWN!

- THREE BEDROOMS
- DRIVEWAY & CAR PORT
- VIEW NOW

**Offers In The Region Of £160,000**



## HUNTERS<sup>®</sup>

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**THREE BEDROOM SEMI DETACHED HOUSE -  
READY TO PUT YOUR OWN STAMP TO -  
OFFERED WITH NO CHAIN!**

Situated for good access to local amenities,  
Poolsbrook Country Park, schools & Chesterfield  
Town Centre the property is also well placed for the  
M1 J29A & 30.

Outsides sees gated driveway parking with carport,  
enclosed rear garden designed for low  
maintenance.

The family home comprises:- entrance hall, through  
lounge / diner, kitchen, three well proportioned first  
floor bedroom (two with fitted wardrobes),  
bathroom & separate WC.

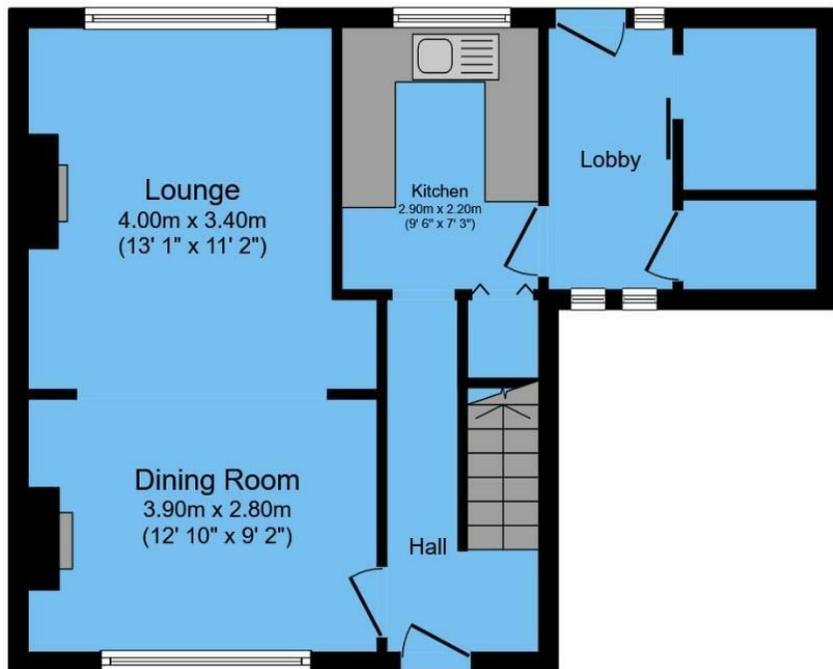
**ATTENTION FIRST TIME BUYERS -  
WONDERFUL FAMILY HOME TO MAKE YOUR  
OWN!**

Investors could look to achieve £900 per calendar  
month - a yield of 6.7% yield.

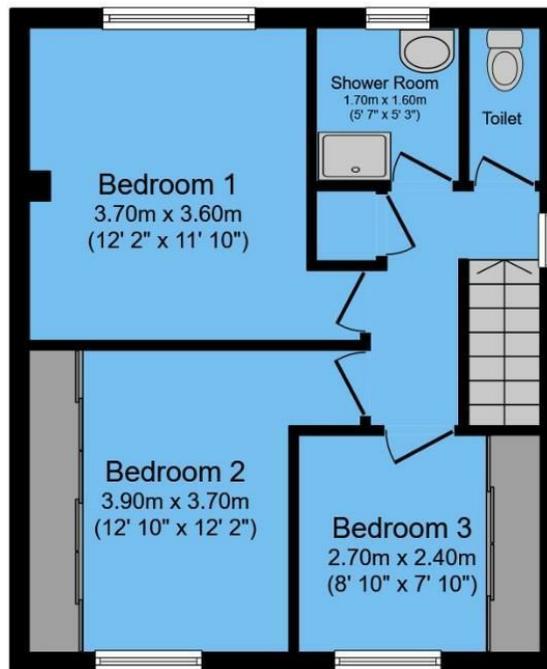
**FREEHOLD | COUNCIL TAX BAND A**







**Ground Floor**



**First Floor**

## 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			
(69-80) C			77
(55-68) D		54	
(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

Total floor area 87.6 sq.m. (943 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.



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