

# HUNTERS®

HERE TO GET *you* THERE

**17 West Street, Saltergate, Chesterfield, S40 4TY**

**Offers In The Region Of £240,000**

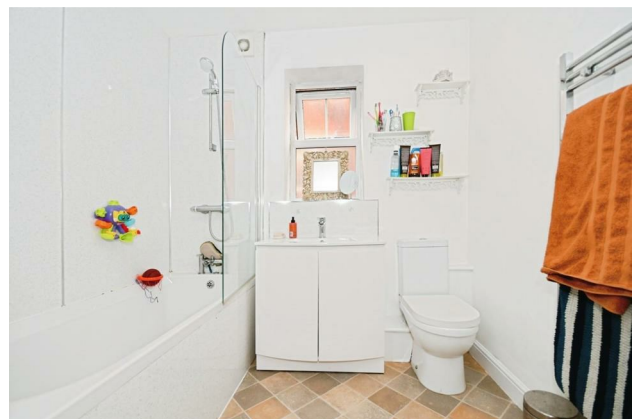
## Property Images



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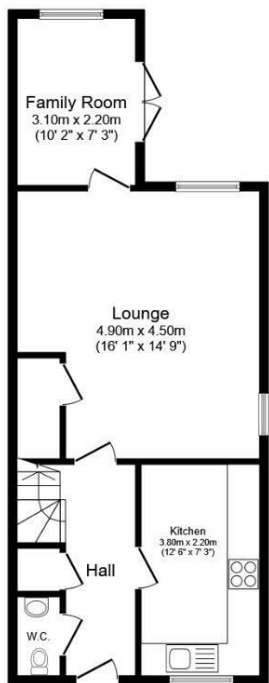


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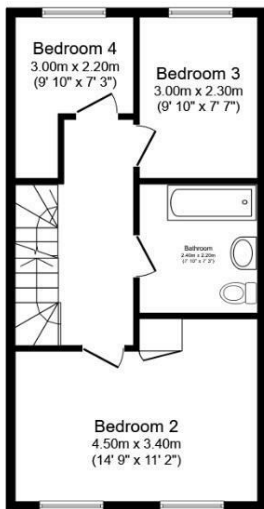
## Property Images





Ground Floor

Floor area 47.5 sq.m. (512 sq.ft.)



First Floor

Floor area 40.5 sq.m. (436 sq.ft.)




Second Floor

Floor area 28.5 sq.m. (307 sq.ft.)

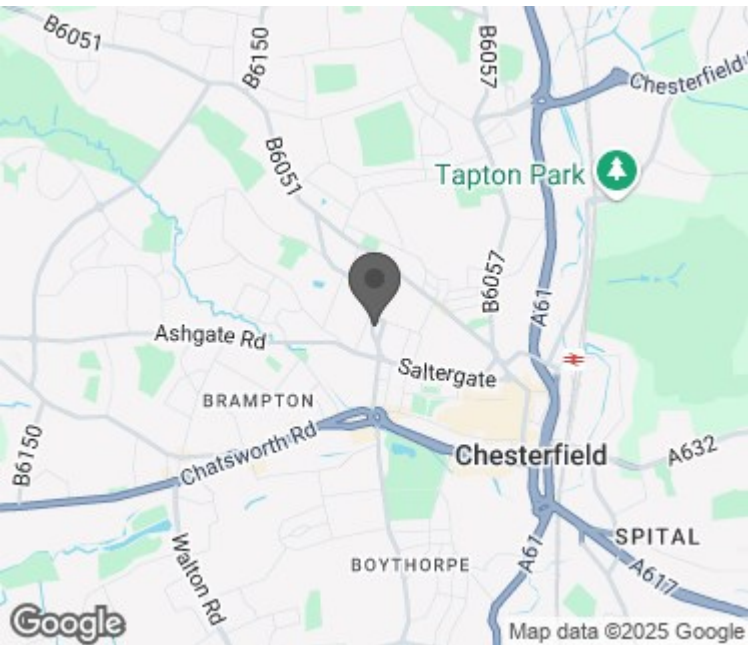
Total floor area: 116.6 sq.m. (1,255 sq.ft.)

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](http://www.Propertybox.io)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>79</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



## MODERN THREE STOREY TOWN HOUSE ON OUTSKIRTS OF TOWN CENTRE-NO ONWARD CHAIN

Located in a popular area to the edge of Town Centre, this four bedrooomed, two bathroom family home provides spacious and well planned accommodation.

On the ground floor the entrance hall provides access to the Lounge, a modern kitchen and downstairs WC.

Off the lounge is the Dining room/Family room with door out into the garden.

On the mid floor are three bedrooms and a family bathroom. Bedrooms 3 & 4 were originally one large double room that could easily be re-established.

On the top floor is the main bedroom suite with dressing room and en suite shower room.

Externally there is driveway parking for 1 vehicle & additional on street permit parking.

At the rear is an attractive enclosed rear garden making this property is an ideal family home.

Just a short distance from the various amenities in the Town Centre, the property is also well placed for routes into Sheffield and towards the M1 Motorway, and sits within the normal catchment area for Brookfield Community School.

General - Gas central heating (Ideal Logic Combi Boiler)

uPVC sealed unit double glazed windows and doors

Council Tax Band - C

EPC Rating - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

• NO UPWARD CHAIN • MODERNISED THROUGHOUT • THREE  
STOREY • FOUR BEDROOMS • REAR GARDEN AND PATIO • DRIVEWAY  
PARKING • PERFECT FAMILY HOME • CALL HUNTERS NOW