

# SOLD

subject to contract



## 259A Holland Road, Old Whittington, Chesterfield, S41 9HD

- Superb room sizes on offer! MUST BE SEEN!
- 2 double bedroomed semi detached property
- Lounge with door to rear terraced patio garden
- Gas central heating & uPVC double glazed
  - Excellent starter home
- Available for viewing now & NO CHAIN
- Ent Hall, Fitted Kitchen, Downstairs WC
  - Bathroom
  - Driveway parking
  - Call Hunters to view!

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Offers In The Region Of £145,000**



Larger than expected two double bed roomed semi detached property located in the popular area of Old Whittington. Available for viewing and NO CHAIN!

The excellent property would ideally suit a first time buyer or investor.

The accommodation comprises: - entrance hall, kitchen diner, downstairs w/c, lounge, 2 double bedrooms with fitted wardrobes and bathroom.

To the front of the property there is a driveway for one car and a store cupboard.

Gas central heating and uPVC double glazed windows.

At the rear is a delightful terraced patio garden and a large wooden store cupboard.

Excellent commuter links for Chesterfield, Sheffield & M1.

Call Hunters today.

Freehold, Tax Band B, EPC Rating C.

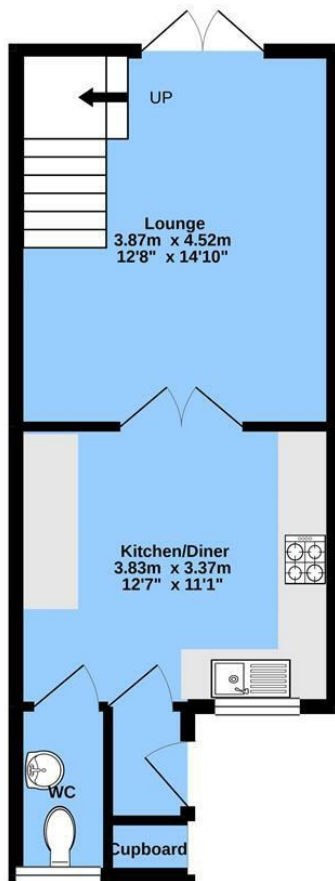




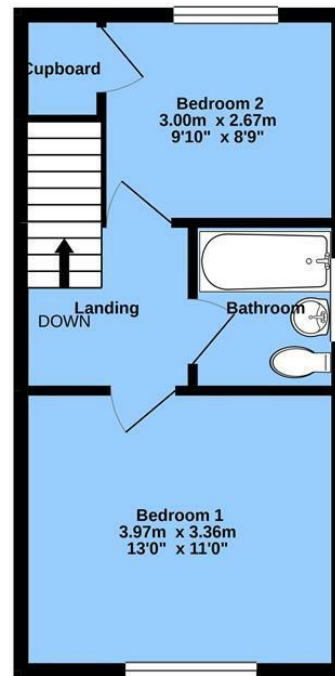




GROUND FLOOR  
34.4 sq.m. (371 sq.ft.) approx.



1ST FLOOR  
30.2 sq.m. (325 sq.ft.) approx.



TOTAL FLOOR AREA : 64.6 sq.m. (696 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
<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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>