



## 92 Hady Hill, Hady, Chesterfield, S41 0DZ

- OPEN VIEWS
- EXTREMELY WELL PRESENTED
- TWO GARAGES
- MODERN KITCHEN & BATHROOM
- THREE BED SEMI
- GOOD SIZE PLOT
- DRIVEWAY PARKING
- VIEWINGS AVAILABLE NOW

Offers In The Region Of £250,000

**HUNTERS®**  
HERE TO GET *you* THERE

Extremely well presented three bedroom semi detached house ideally situated close to Chesterfield town centre & train station - with open views of the Crooked Spire!

Long block paved driveway for 4/5 cars and two garages with power & light - a single & a double! Landscaped gardens, designed for low maintenance.

**\*\*\*MUST BE VIEWED TO BE FULLY APPRECIATED\*\*\***

The wonderful family home comprises: - entrance hall, through lounge with feature log burning stove, downstairs WC, modern fitted kitchen / diner.

Three first floor bedrooms, family bathroom & en suite shower / WC to master bed.

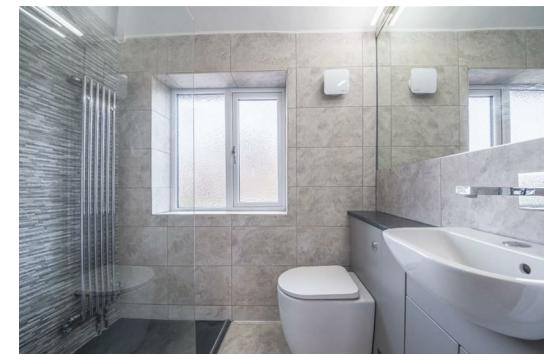
Gas centrally heated & uPVC double glazed.

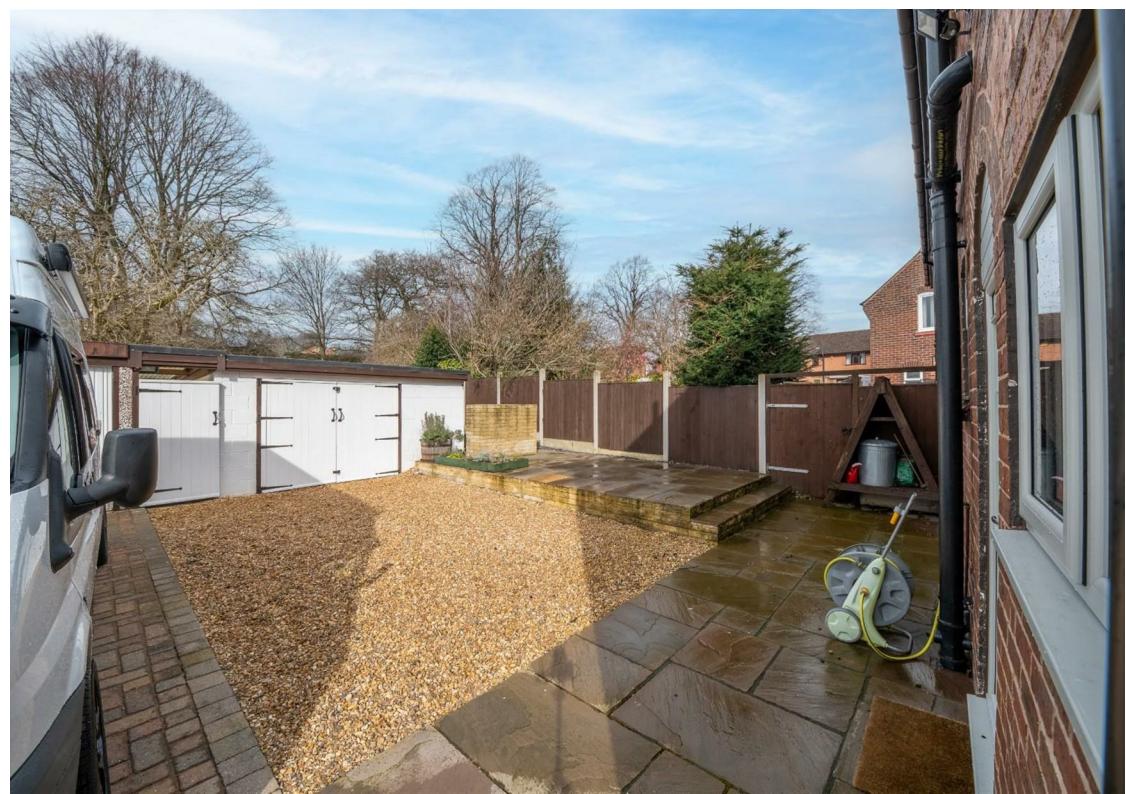
Handy for Chesterfield Royal Hospital & for M1 access.

**FREEHOLD.**

We understand the council tax band is B under Chesterfield Borough Council.

**DON'T MISS OUT - ARRANGE YOUR VIEWING NOW!!**

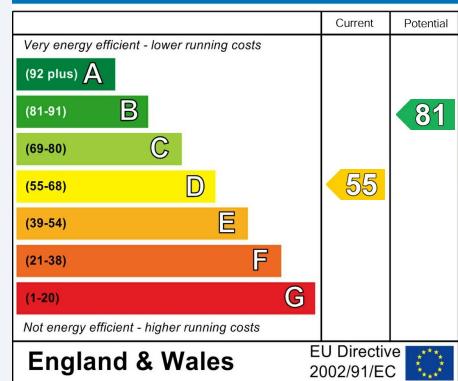




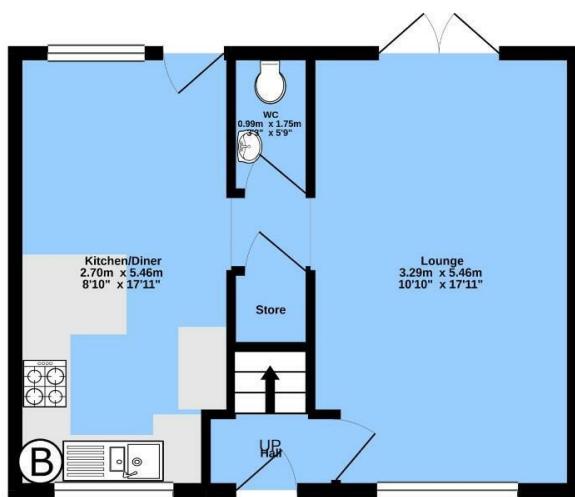
# ENERGY PERFORMANCE CERTIFICATE

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.

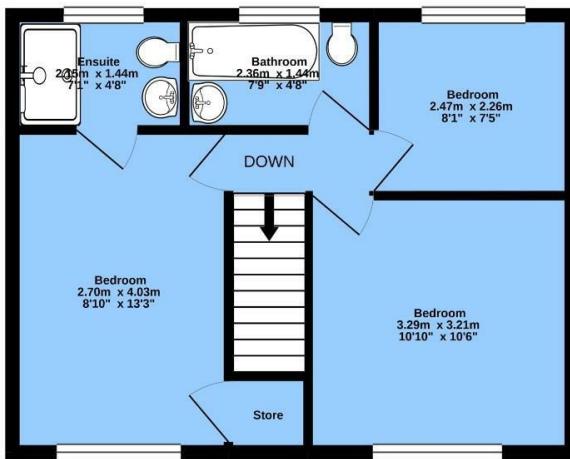
## Energy Efficiency Rating



GROUND FLOOR  
38.1 sq.m. (411 sq.ft.) approx.



1ST FLOOR  
38.1 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 76.3 sq.m. (821 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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## 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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Tel: 01246 540540 Email: Chesterfield@hunters.com <https://www.hunters.com>