



## 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.

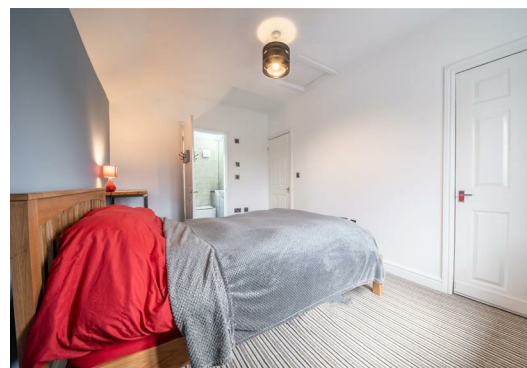
Gas centrally heated & uPVC double glazed.

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!!**

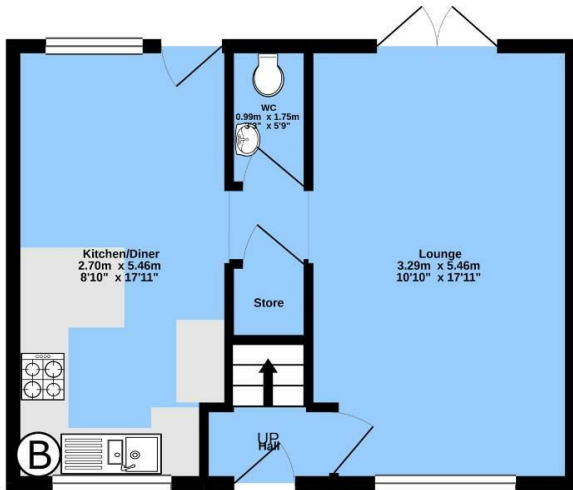




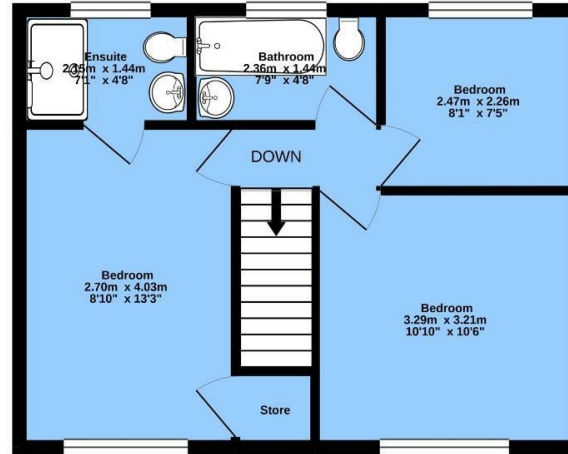




GROUND FLOOR  
38.1 sq.m. (411 sq.ft.) approx.



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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## 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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

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Chesterfield@hunters.com <https://www.hunters.com>