



35 Hollin Hill Road, Clowne, Chesterfield, S43 4AX

# 35 Hollin Hill Road, Clowne, Chesterfield, S43 4AX

## Offers In The Region Of £285,000

Nestled on Hollin Hill Road in the charming village of Clowne, Chesterfield, this semi-detached house, dating back to before 1900, presents a unique opportunity for prospective buyers. With three well-proportioned bedrooms and a family bathroom, this property is ideal for families or those seeking a peaceful retreat. The inviting lounge and kitchen provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this property is the impressive amount of land it encompasses, spanning 1.25 acres. This substantial plot offers immense potential for development, making it an attractive proposition for those looking to expand or enhance their living space. The gated access to the side of the property leads directly to the expansive grounds, providing ample room for outdoor activities, gardening or smallholding.

Additionally, the property boasts parking for many vehicles, ensuring convenience for residents and guests alike. The house is being sold chain-free, allowing for a smooth and straightforward purchase process.

For those interested in further possibilities, the property can be acquired separately or in conjunction with the adjoining 4 bedroom house, offering even more options for expansion or investment. This is a rare opportunity to own a piece of history with modern potential in a desirable location. Don't miss your chance to explore the possibilities this property has to offer.

Hunters Chesterfield The Glass Yard Sheffield Road, Chesterfield, S41 8JY | 01246 540540  
Chesterfield@hunters.com | www.hunters.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

## DISCLOSURE

### ADVERT & DESCRIPTION DISCLAIMER

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.

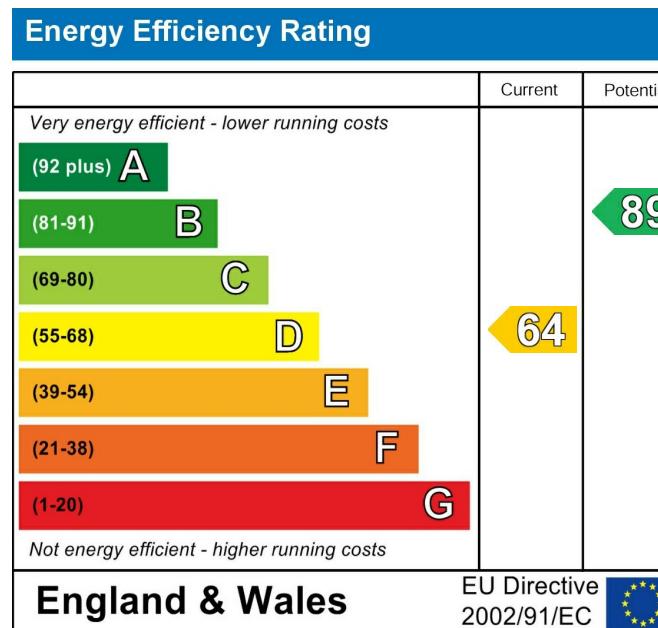
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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.

### BUYERS AML FEE DISCLOSURE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale



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. 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.



