



## 12 Higher Albert Street, Chesterfield, S41 7QE

- 2 bed terraced property
- Two reception rooms
  - Close to town
- No rear garden - so very low maintenance

• Sorry NO PETS or smokers, working applicants preferred or guarantor essential

- Great commuter links
- 2 Large double bedrooms
- Ideal for couple or 2 sharing
- Would suit house share

• On street residents parking - small annual fee to Council

**£750 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Available for viewing and tenancy immediately. A mid terraced two double bed roomed property within walking distance of the town centre and offering fantastic transport links.

New carpets & decoration for 2026!

Ideally suited to the for a couple or 2 sharing. Internally the property offers kitchen with cooking facilities, a downstairs family bathroom, two reception rooms, two large double bedrooms.

To the rear is a small maintenance free yard. On street permit parking available to the front - 2 per house available from the council at small annual cost.

Offered unfurnished. Sorry NO PETS or smokers, working applications preferred or guarantor essential

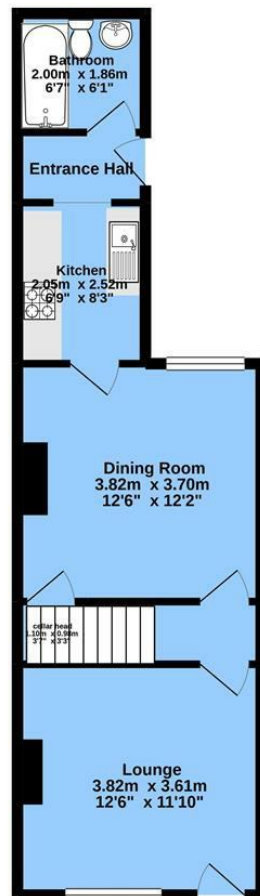
Please call us to arrange viewings



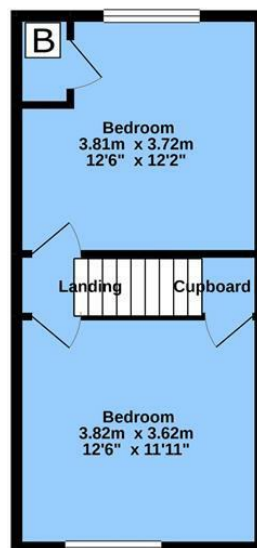




GROUND FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



1ST FLOOR  
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 73.5 sq.m. (791 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>87</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>57</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<br>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 Lettings Office on 01246 541253 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 541253 Email:  
Chesterfieldlettings@hunters.com <https://www.hunters.com>