



12 Leyland Drive, Bolsover, Chesterfield

- 3 Bed detached
- Modern living yet minutes from countryside
 - Schools & amenities close by
- Family bathroom, Downstairs WC & En suite
- Working applicants preferred or guarantor essential
- AVAILABLE NOW
- Excellent access for M1
- Gas central heating
- Delightful rear garden

£1,100 Per Month

HUNTERS®

HERE TO GET *you* THERE

Take a viewing at this great 3 bedroom detached family sized property. Its located in this popular semi rural modern development - just minutes from Countryside & amenities in Bolsover.

AVAILABLE NOW!

The accommodation is offered UNFURNISHED.

Entrance hall, lounge, downstairs WC & store.

Spacious dining kitchen with French doors opening onto the delightful & private garden.

On the first floor are 3 bedrooms - with bedroom having an ensuite. There is a separate family bathroom.

Gas central heating & uPVC double glazed

Driveway parking for up to 3 cars.

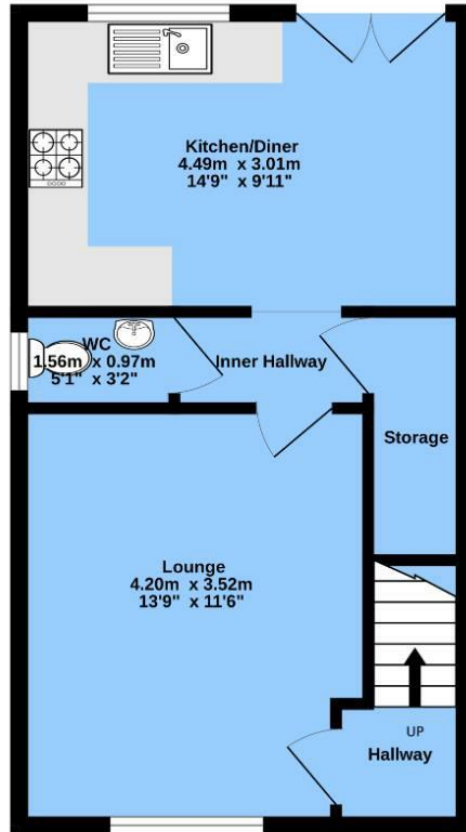
Working applicants preferred or guarantor essential.

Bolsover BC - Tax band B





GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.



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) 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		
England & Wales	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 Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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