



74 Hoole Street, Hasland, Chesterfield

- Now Available for Immediate Occupancy
 - Situated in Hasland
- Kitchen with integrated Fridge / Freezer
 - GSC & uPCV
- Call Hunters to Enquire Today!
- 2 Bedroom Terrace
- Large open plan living / dining area
 - Private rear garden
- Sorry no pets or smokers
- Calls Answered 24/7

£775 Per Month

HUNTERS®

HERE TO GET *you* THERE

Located in the charming community of Hasland, Chesterfield, this beautifully presented two-bedroom terraced house offers a delightful blend of comfort and style. **AVAILABLE FOR IMMEDIATE OCCUPATION.**

The ground floor comprises of a large open plan Living room / diner leading through to the fitted Kitchen with integrated fridge freezer and a free standing washer.

Upstairs, the property boasts two well sized bedrooms, providing ample space for a couple or single occupant. Alongside the bedrooms is the 3 piece bathroom - with shower over bath.

Located on Hoole Street, Hasland, this home is well situated within the neighbourhood. Residents can enjoy the local amenities and parks that enhance the quality of life in Hasland. With excellent transport links to Chesterfield and beyond, this property is perfectly positioned for those who wish to explore the surrounding areas.

The property also has a private garden to the rear with part pathed and part lawned areas.

Sorry no pets or smokers -
Working applicants preferred or guarantor essential

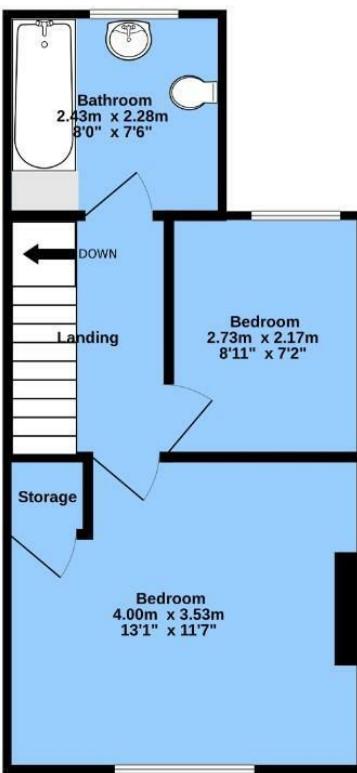
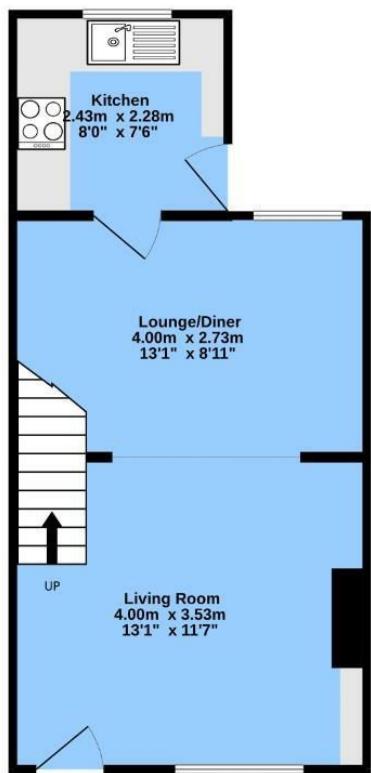
Contact Hunters now to organise a viewing!
Calls answered 24/7





GROUND FLOOR
30.2 sq.m. (325 sq.ft.) approx.

1ST FLOOR
30.2 sq.m. (326 sq.ft.) approx.



TOTAL FLOOR AREA: 60.4 sq.m. (650 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.

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		77
(69-80) C		
(55-68) D		59
(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.

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