



**50 South Street North, New Whittington,
Chesterfield, S43 2AB**

£700 Per Month



- *Inspection Essential*
- Two bedroom 'Mews Style' semi detached house
- Gated access to a courtyard with block paved car port
 - Gas centrally heated (combi) and double glazed
- Working Tenants preferred or guarantor essential, Pets not suitable, no smokers

- Modern open plan accommodation
 - Good condition
- Further visitor spaces and low maintenance front garden area
 - Ideally located for Chesterfield / Sheffield
 - Call Hunters today

Two bedroom 'Mews Style' semi detached house

Gated access to a courtyard with block paved car port under the property, further visitor spaces & low maintenance pebbled garden.

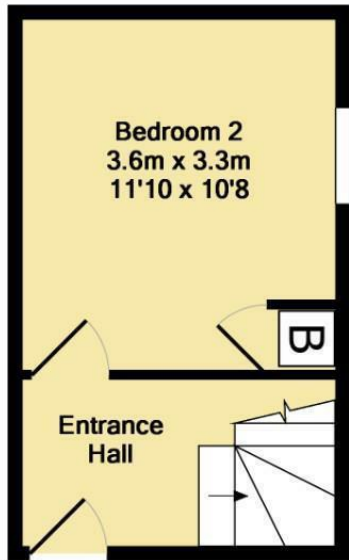
Well presented throughout comprising of:- Entrance hall, ground floor guest bedroom, stairs to the 1st floor, open plan lounge / diner / fitted kitchen, main bedroom & combined bathroom / WC in white.

Gas centrally heated (combi) & double glazed

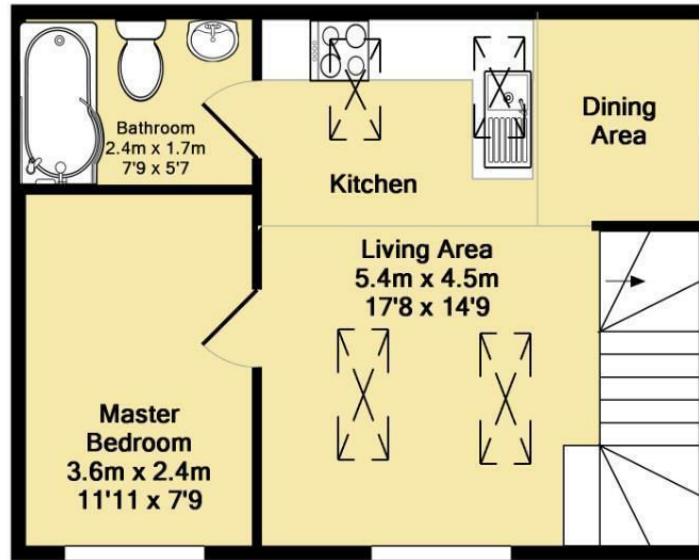
Ideally located for Chesterfield / Sheffield - Inspection is essential!

Sorry no pets due to minimal outdoor space
Working applicants preferred or guarantor essential. Sorry no smokers.





GROUND FLOOR
APPROX. FLOOR
AREA 17.6 SQ.M.
(190 SQ.FT.)




1ST FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(399 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.7 SQ.M. (589 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A			
(81-91) B			
(69-80) C		75	75
(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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