



## 95 Holland Road, Old Whittington, Chesterfield

- Available Now – For immediate occupation
  - Modern 3 piece bathroom
  - Attic bedroom
- Gas central heating and UPVC double glazing
- Working applicants preferred or guarantor required
- 3 bedroom semi-detached house
- 2 living rooms and downstairs W/C
- Garden with decking and a patio area
  - Sorry, no pets or smokers
  - Call Hunters to view

**£800 Per Month**

**HUNTERS®**  
HERE TO GET *you* THERE



Available Now – Contact Hunters to View

Located in the popular area of Old Whittington, this deceptively spacious 3-bedroom semi-detached house offers well-sized accommodation across three floors, ideal for a couple or small family.

The property benefits from gas central heating and UPVC double glazing throughout.

The ground floor opens with a hallway leading to a comfortable front living room and a spacious rear dining area, which connects to a modern fitted kitchen with electric oven and hob. Downstairs also offers a downstairs W/C for full convenience.

On the first floor, there are two good-sized bedrooms and a modern 3 piece bathroom with shower over bath. Upstairs on the third floor - the converted attic provides a fully fitted third bedroom with built-in storage.

Outside, there is a low-maintenance rear garden with a small lawn, decking, and a patio area at the far end.

On street parking is available.

Sorry, no pets or smokers

Working applicants preferred or guarantor required

Contact Hunters now to organise a viewing!

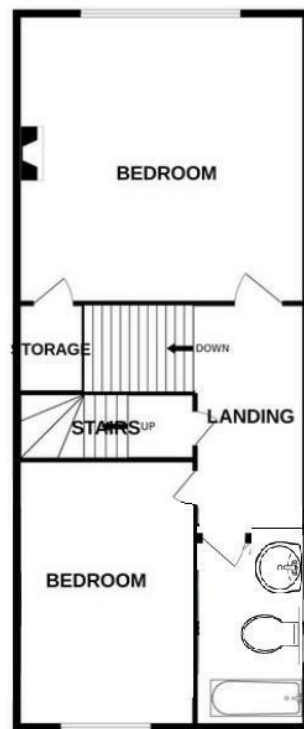
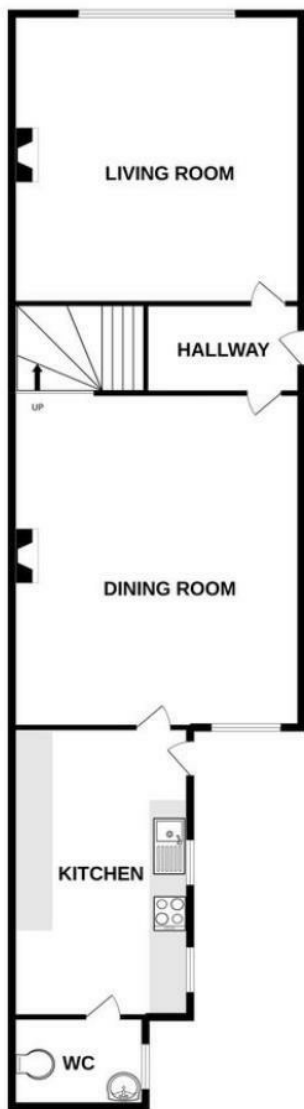
Calls taken 24/7











## 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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 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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