



5 Clarkson Avenue, Boythorpe, Chesterfield, S40 2RS

- 2 bed semi detached property - AVAILABLE NOW TO RENT
- 2 double bedrooms and a modern, combined bathroom / WC
 - side entrance hall with large store cupboard
 - Gas central heating and uPVC double glazing.
- To the rear is a wonderful, family garden with lawn & patio & detached, brick built garage, outside WC & a further store.
- Great location close to the town centre, walking distance to parks and super commuter links
- CALL HUNTERS TO VIEW
- Lounge with bay window and BRAND NEW, MODERN kitchen / diner in 2020
 - With gated driveway parking & small front lawn
- Working applicants preferred or guarantor essential, Sorry no pets or smokers.

£850 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

The property is presented to a high standard & has been modernised in 2020!

Take a look at this superb 2 bed semi detached property - AVAILABLE NOW TO RENT

Great location close to the town centre, walking distance to parks and super commuter links.

The accommodation comprises:- side entrance hall with large store cupboard, lounge with bay window and BRAND NEW, MODERN kitchen / diner in 2020
On the first floor are 2 double bedrooms and a modern, combined bathroom / WC.

Gas central heating and uPVC double glazing.
With gated driveway parking & small front lawn. To the rear is a wonderful, family garden with lawn & patio & detached, brick built garage, outside WC & a further store.

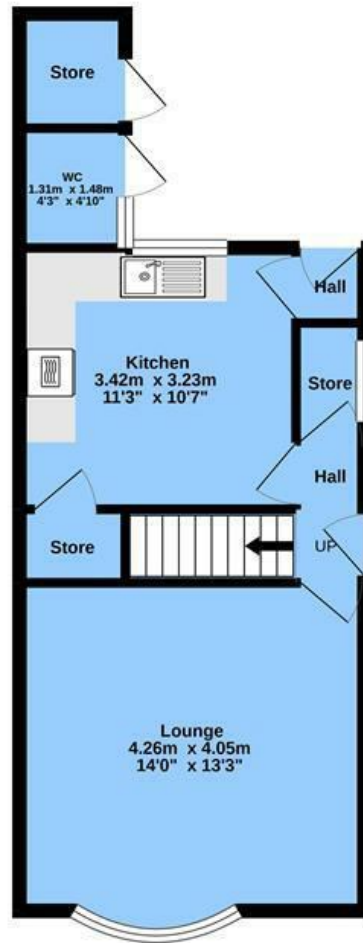
Working applicants preferred or guarantor essential,
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CALL HUNTERS TO VIEW - PHONES ANSWERED
24/7!

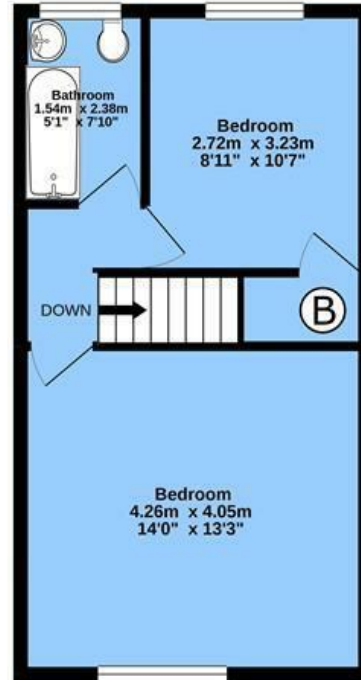




GROUND FLOOR
39.0 sq.m. (420 sq.ft.) approx.



1ST FLOOR
34.9 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA: 73.9 sq.m. (796 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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