







13 Netherleigh Cottages Dark Lane, Calow, Chesterfield

- Two Bedroom End-Terraced Home
- Available Immediately
- Fitted Kitchen with Appliances
- Low-Maintenance Rear Garden & Front Patio
- Sorry, No Smokers
- Well Presented Throughout
- Open Lounge & Dining Area
- Two Well-Proportioned Bedrooms
- Close to Chesterfield Royal Hospital
- Call Hunters to view today!

HUNTERS®
HERE TO GET *you* THERE

£850 Per Month

TAKE A LOOK AT THIS WELL-PRESENTED TWO-BEDROOM END-TERRACED HOME – AVAILABLE IMMEDIATELY!

Tucked away from the main road within a small residential area, this charming property is ideally located close to local amenities and transport links. Situated close to Outwood Academy Hasland, just half a mile from Chesterfield Royal Hospital and within easy reach of Chesterfield town centre and Junction 29A of the M1.

This well-presented accommodation comprises:

GROUND FLOOR – Open into a bright entrance hall with a useful storage cupboard, that leads through to a handy dining room open to the comfortable lounge area complete with fireplace. The ground floor also benefits from a fitted kitchen offering plenty of cupboard space and work surfaces, along with an oven and integrated fridge freezer.

FIRST FLOOR – Upstairs offers two well-proportioned bedrooms, both with convenient access to the spacious family bathroom, fitted with a three-piece suite and shower over the bath.

OUTSIDE – To the front of the property is a small patio area, whilst to the rear is a low-maintenance garden, ideal for enjoying the outdoors without the upkeep. On-street parking is available. Rear garage not included in tenancy.

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

Please note: The property is advertised as unfurnished, although furnishings shown in the marketing photographs can be left at the property upon request.

EPC Rating: D
Council Tax: North East Derbyshire District Council – Band A

Any application would be subject to standard referencing. A guarantor may be required.
Sorry, no smokers.

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









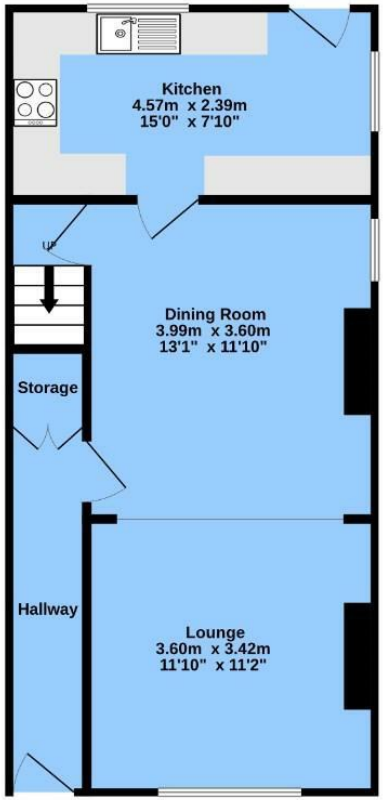




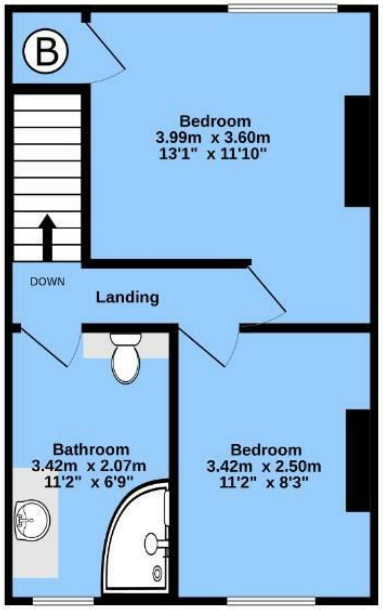





GROUND FLOOR
43.9 sq.m. (473 sq.ft.) approx.



1ST FLOOR
33.0 sq.m. (356 sq.ft.) approx.



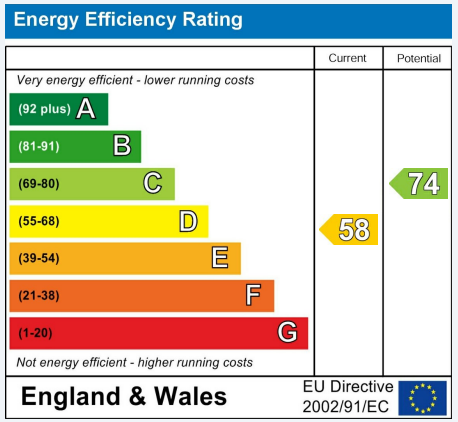
TOTAL FLOOR AREA : 76.9 sq.m. (828 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

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.



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

The Property Ombudsman

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