



40 Scarsdale Street, Bolsover, Chesterfield

£675 Per Month

HUNTERS®

HERE TO GET *you* THERE

- 2 bed terraced property
- New kitchen, new bathroom
- AVAILABLE END OF MAY
 - Must be viewed
- Sorry no pets or smokers

- Fully refurbished in 2022
- Gas central heating & uPVC double glazed
 - Low maintenance garden area to rear
- Working applicants preferred or guarantor essential

Fully refurbished in 2022 is this two double bedroomed Victorian style mid terraced house with an impressive 881 sq.ft. of well proportioned accommodation.

New kitchen, bathroom, flooring & decor in 2022!

The property is situated in this established residential area, just on the outskirts of Bolsover Town and being well placed for access to the M1 Motorway and for routes into Chesterfield Town Centre.

2 Reception rooms, downstairs kitchen, 2 double bedrooms & 1st floor bathroom.

Gas central heating & uPVC double glazed windows and doors

Council Tax Band - A

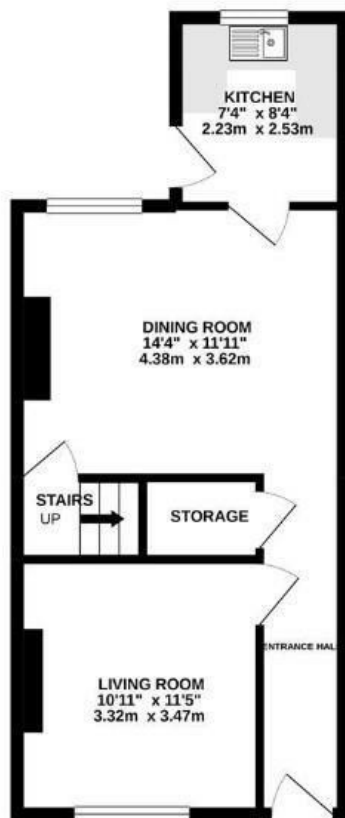
Secondary School Catchment Area - The Bolsover School

The property benefits from an extremely generous west facing rear garden,

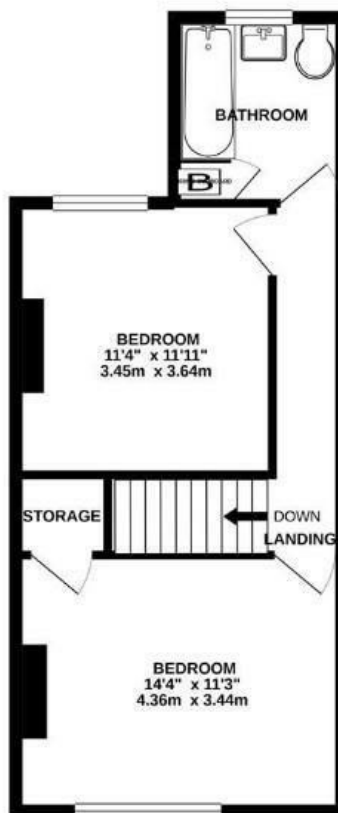
Working applicants preferred or guarantor essential. Sorry no pets or smokers.
Deposit required equivalent to 5 weeks rent, or alternative available (Reposit)



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) 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.
Made with Metropac 10/2021

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		88
(81-91) B		
(69-80) C	72	
(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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