

472 Sheffield Road, Chesterfield

- Superb 3 bed terraced property
 - Must be seen
- Lounge, Dining Room, Fitted Kitchen
 - GCH & uPVC double glazed
- Working applicants preferred or guarantor essential
- DRIVEWAY & GARAGE TO REAR
 - Renovated in 2023
- 3 bedrooms, Large modern Bathroom
 - Available immediately
- Sorry no pets or smokers

£850 Per Month

HUNTERS®

HERE TO GET *you* THERE

VIEWING IS HIGHLY RECOMMENDED - fully renovated in 2023 & ready to move into!!! PARKING & GARAGE TO REAR

The spacious 3 BED terraced property offers much more than meets the eye.

Being neutrally decorated the property comprises:-

GROUND FLOOR - Lounge with bay window, Dining Room, Fitted Kitchen - with Oven, Hob & Fridge

FIRST FLOOR - 3 good sized bedrooms & a large modern bathroom

Gas central heating & uPVC double glazed

To the rear is a garden area with pathway leading to the garage & driveway.

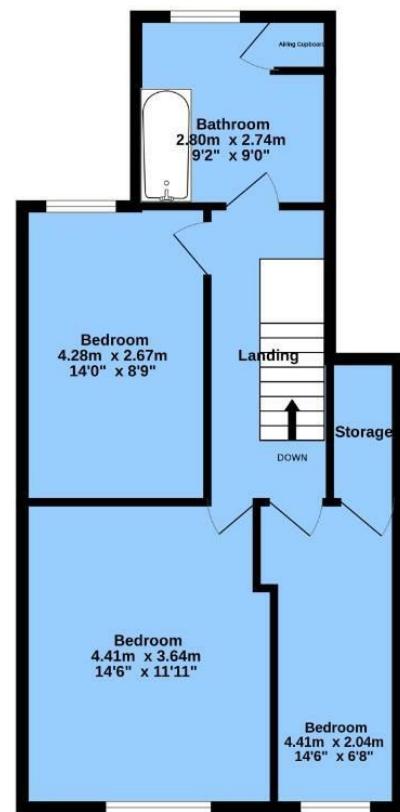
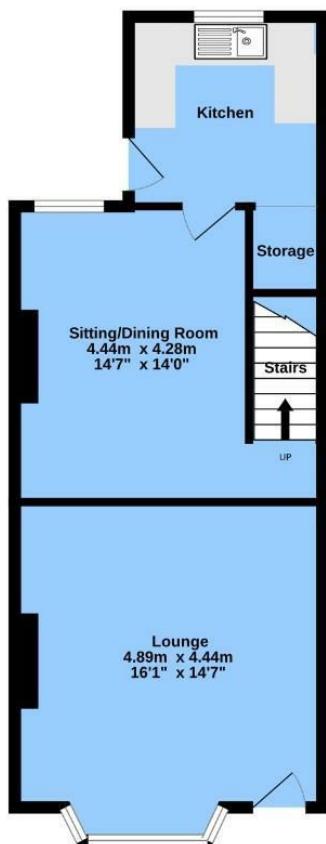
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GROUND FLOOR
46.6 sq.m. (501 sq.ft.) approx.

1ST FLOOR
52.7 sq.m. (567 sq.ft.) approx.



TOTAL FLOOR AREA: 99.3 sq.m. (1068 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B		
(69-80) C	66	
(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.

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 541253 Email:
Chesterfieldlettings@hunters.com <https://www.hunters.com>