



## 10 Wharf Lane, Stonegravels, Chesterfield

- 3 Double bedroom property
- Ent hall, Lounge, Dining Room
- Rear yard - low maintenance!
- GCH & uPVC double glazed
- Working applicants or guarantor essential.
- Super size available
- Modern Kitchen
- Large family bathroom
- MUST BE SEEN!
- Sorry no pets or smokers

**£875 Per Month**

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

AVAILABLE NOW for immediate occupation!

Take a viewing at this THREE BEDROOM semi detached property.

On road permit parking available.

Situated in a popular area in close proximity to all the local amenities, schools, supermarkets, bars and restaurants and only a short walk/drive into Chesterfield Town Centre. Ideally placed for access to the M1 motorway network, Royal Hospital, Train Station and College.

The ground floor comprises: entrance hallway, spacious lounge which opens into a well sized dining room and modern kitchen. This unique modern kitchen is open with a part sun room / extension and has further storage / pantry connected & uPVC doors leading to the rear patio garden.

The first floor comprises; a well sized landing that connects to all three double bedrooms & 4 piece family bathroom with walk in shower & separate bath.

uPVC Double Glazing and Gas Central Heating.

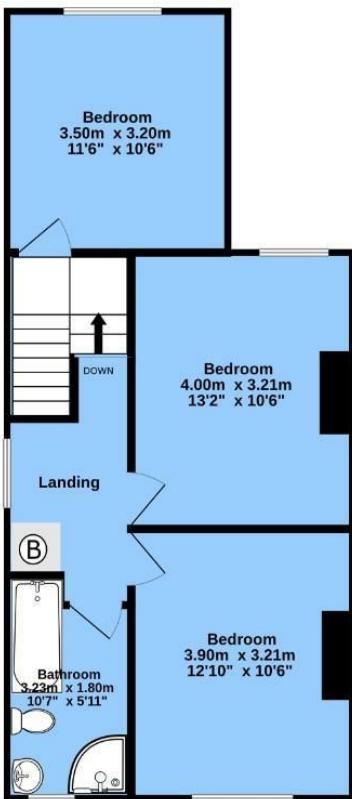
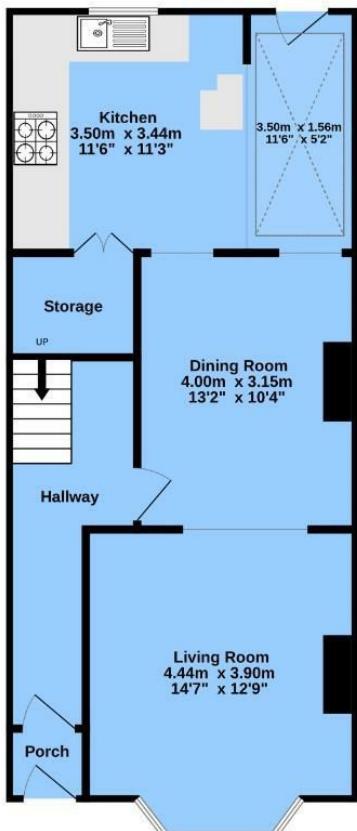
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Contact Hunters to organise a viewing!  
Calls taken 24/7







TOTAL FLOOR AREA: 106.9 sq.m. (1150 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		82
(81-91) B		
(69-80) C		
(55-68) D		62
(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.

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