

Hoole Street
Chesterfield
£525 Per Calendar Month



PINEWOOD
PROPERTIES

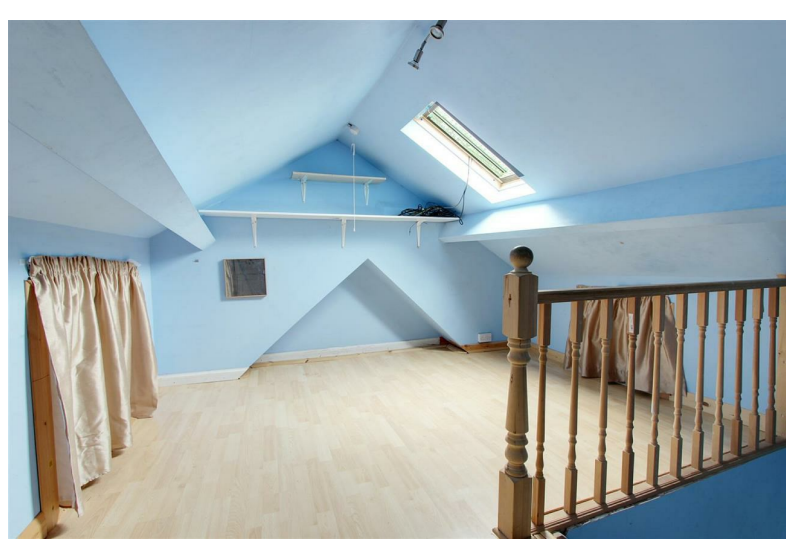
Est. 2004

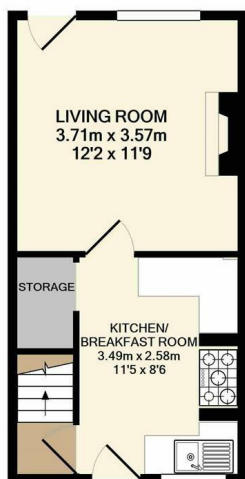
****CUL DE SAC LOCATION IN THE SOUGHT AFTER VILLAGE OF HASLAND**FAR REACHING VIEWS****This two bedroom plus attic room mid terraced house is situated in a cul de sac location and well placed for local village amenities of Hasland and schools. Ideally located for access to the M1, Royal Hospital, Train Station and Chesterfield Town Centre. Downstairs has a modern breakfast kitchen with a range oven and breakfast bar and lounge with feature fireplace. To the first floor is a modern bathroom having a separate shower cubicle and bath and two bedrooms, on the second floor is a large attic room. To the rear is a private garden with patio area and far reaching views. with uPVC double Glazing and Gas Central Heating. SORRY NO PETS, PART TIME/FULL TIME WORKING OR RETIRED APPLICANTS PREFERRED.

****VIRTUAL VIDEO TOUR AVAILABLE****

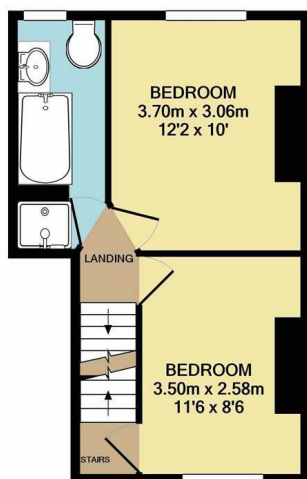
****PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

- CUL DE SAC LOCATION
- TWO BED PLUS ATTIC ROOM
- CLOSE TO LOCAL AMENITIES
- LOUNGE WITH FEATURE FIRE
- FAR REACHING VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- MODERN BATHROOM WITH BATH AND SEPARATE SHOWER CUBICLE
- CLOSE TO ROYAL HOSPITAL, TRAIN STATION AND M1
- KITCHEN WITH BREAKFAST BAR AND RANGE COOKER
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING

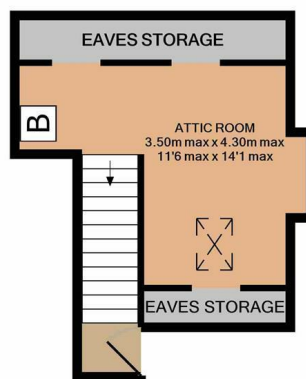




GROUND FLOOR
APPROX. FLOOR
AREA 25.4 SQ.M.
(274 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 27.6 SQ.M.
(298 SQ.FT.)



ATTIC ROOM
APPROX. FLOOR
AREA 19.3 SQ.M.
(208 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.4 SQ.M. (779 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	64

England & Wales

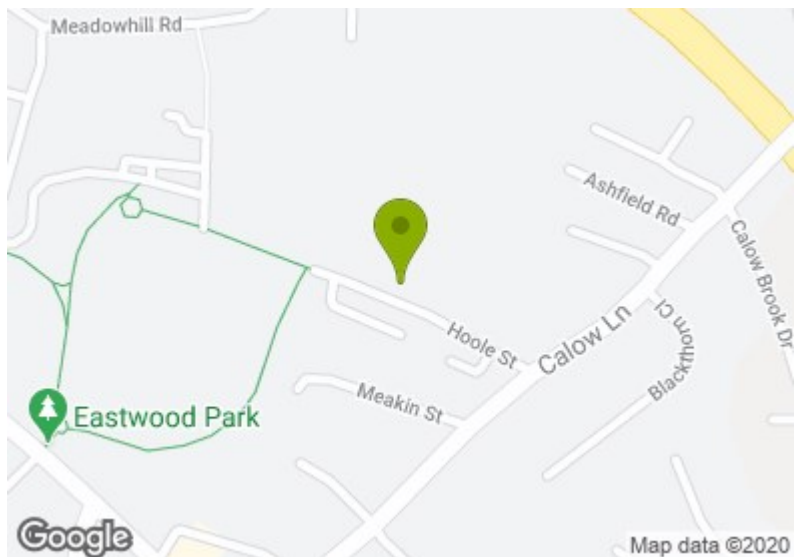
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	57	58

England & Wales

EU Directive
2002/91/EC



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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