



Hoole Street, Hasland, Chesterfield, Derbyshire S41 0AR

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EPC

D

£145,000

PINEWOOD



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£145,000

**2 bedrooms
1 bathrooms
1 receptions**

- RENOVATED IN 2023 - NO CHAIN - PERFECT FOR THE FIRST TIME BUYER OR INVESTOR (Potential 6.2% Gross Yield)
 - SITUATED NEXT TO EASTWOOD PARK - SOUGHT AFTER VILLAGE
 - OPEN PLAN THROUGH LOUNGE DINER
- MODERN KITCHEN WITH INTEGRATED FRIDGE, FREEZER, OVEN, FOUR RING ELECTRIC HOB AND EXTRACTOR
- MODERN PART TILED BATHROOM WITH SHAPED BATH AND SHOWER OVER
- PLEASANT FULLY ENCLOSED LANDSCAPED GARDEN WITH LAWN AND PATIO
 - FAR REACHING VIEWS TO THE REAR
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - GREY CARPETS AND NEUTRAL DECOR
 - END OF CUL DE SAC LOCATION
- ON STREET PARKING TO THE FRONT OF THE PROPERTY - COMMUNAL CAR PARK AT THE END OF THE STREET



END OF CUL DE SAC**SOUGHT AFTER VILLAGE LOCATION**

This is a very well presented two bed end terraced renovated in 2023 - located on a quiet cul de sac in the village of Hasland, next to Eastwood park. The sought after village of Hasland lots of local amenities including shops, schools, doctors, access to the Five Pits Trail Country Park and South Chesterfield Golf Club and bus routes to Chesterfield and surrounding villages and towns, it is only a short drive into the towns of Clay Cross and Chesterfield, with easy access to the M1 Motorway Jnct 29 for travelling to Sheffield, Mansfield and Nottingham. It is also close to The Peak District National Park, Train Station and Royal Hospital.

The property comprises a through lounge diner with feature fireplace, modern kitchen with integrated oven, four ring electric hob, extractor and fridge freezer. To the first floor is the main bedroom with storage cupboard and plenty of space for wardrobes, and bedroom two being a generous single with far reaching views. The contemporary part tiled bathroom has a white suite including a shaped bath with shower over. To the front the property is set back from the road, with on street parking available to the front or a communal car park is available to the end of the street. To the rear is a fully enclosed landscaped pleasant garden with lawn and patio. Gas Central heating and uPVC Double Glazing.

****VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

LOUNGE DINER

21'4" x 13'3" (6.51 x 4.04)

The property comprises a generous through lounge/diner, complete with a feature fireplace, creating a warm and inviting atmosphere.

KITCHEN

8'7" x 8'4" (2.63 x 2.56)

The modern kitchen is well-equipped with an integrated oven, four-ring electric hob, extractor fan, and built-in fridge freezer, offering both style and practicality.

BATHROOM

8'7" x 7'11" (2.62 x 2.43)

The contemporary part-tiled bathroom features a white suite, including a shaped bath with shower over, offering both style and functionality.

BEDROOM ONE

13'3" x 12'2" (4.04 x 3.72)

To the first floor is the main bedroom, which includes a built-in storage cupboard and ample space for wardrobes

BEDROOM TWO

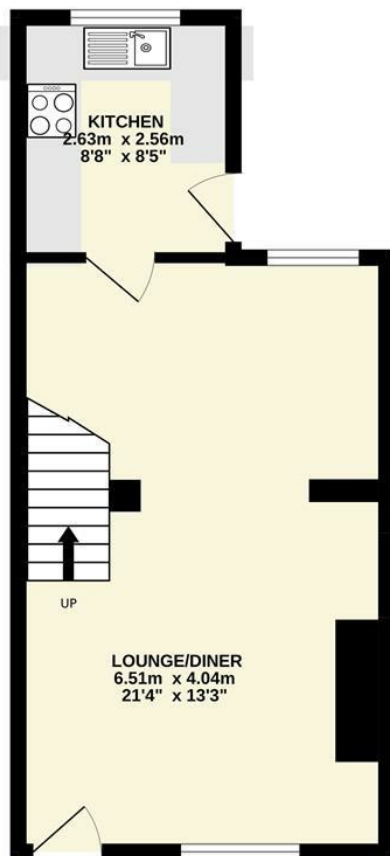
8'11" x 7'1" (2.73 x 2.16)

Bedroom Two is a well-proportioned single room, enjoying far-reaching views across the surrounding area.



GROUND FLOOR
31.5 sq.m. (339 sq.ft.) approx.

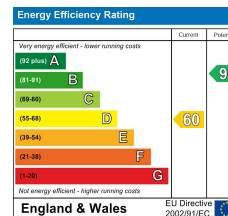
1ST FLOOR
32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA : 63.4 sq.m. (683 sq.ft.) 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.

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EXTERIOR AND GARDEN

To the front, the property is set back from the road, with on-street parking available directly outside, as well as access to a communal car park located at the end of the street. To the rear, there is a fully enclosed, landscaped garden, featuring a lawned area and patio—perfect for outdoor dining or enjoying the evening sun.

GENERAL INFORMATION

EPC: TBC Rated
Council Tax Band: A
UPVC Double Glazing
Total Floor Area: 683.00 sq ft / 68.4 sq m
Gas Central Heating
Tenure: Freehold

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

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