

Hunloke Road, Holmewood, Chesterfield, Derbyshire S42 5RZ

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£145,000

PINEWOOD





# Hunloke Road Holmewood Chesterfield Derbyshire S42 5RZ

**£145,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- BEAUTIFUL UPGRADED HOME - IDEAL FOR THE INVESTOR ( POSS 6.8% GROSS YIELD) OR FIRST TIME BUYER - JUST MOVE IN!
- SOUTH WEST FACING EASY MAINTENANCE REAR COURTYARD WITH NEW FENCE AND NEW DECKING
- CULU DE SAC VILLAGE LOCATION - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
  - TWO VERSATILE RECEPTION ROOMS AND TWO DOUBLE BEDROOMS
  - STYLISH BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
    - NEW GREY CARPETS AND NEUTRAL DECOR THROUGHOUT
    - COVENIENT GROUND FLOOR WC
  - MODERN GLOSS GALLEY KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
  - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 AND TOWNS OF CLAY CROSS AND CHESTERFIELD
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - FREEHOLD







**NO CHAIN** - Nestled in the village of Holmhead, Chesterfield, this beautiful upgraded two double bed semi-detached house on Hunloke Road offers a perfect blend of comfort and convenience. Spanning an inviting 814 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. The modern white gloss fitted kitchen provides a great space to cook, with integrated oven, hob and extractor, space/plumbing for a washing machine and space for a tall fridge freezer, through to a convenient ground floor WC.

Upstairs the two double bedrooms provide ample space for restful nights, making it a suitable choice for small families or couples seeking a cosy retreat. The upgraded modern bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines, with a white suite and shower over bath.

The location is particularly appealing, with easy access to local amenities and transport links, with easy access to the M1 Motorway Junct 29, the towns of Clay Cross and Chesterfield are a short drive away and its close to all the village amenities and beautiful walks on the five pits trail, making it a practical choice for those commuting or seeking to explore the surrounding Derbyshire countryside.

This property presents an excellent opportunity for anyone looking to establish a home in a friendly community. With its charming features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

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

#### **LOUNGE**

13'6" x 11'1" (4.12 x 3.40)

The property is entered into through a uPVC entrance door into the spacious lounge fitted with a modern grey carpet, a large uPVC window providing plenty of natural light, a radiator ensures warmth and comfort, while useful understairs storage adds practicality.

#### **DINING ROOM**

14'11" x 11'2" (4.57 x 3.41)

A versatile second reception room, currently used as a dining room, finished with a grey carpet, painted décor, and attractive green panelling. The room benefits from a uPVC side door, a large uPVC window allowing natural light to flow through, and a radiator for added comfort.

#### **KITCHEN**

14'1" x 6'4" (4.31 x 1.95)

The modern recently fitted kitchen has white gloss soft-close drawers, wall and base units, complemented by laminated worktops and tiled splash backs. A stainless steel sink with chrome mixer tap sits beneath a uPVC window, alongside a four-ring electric hob, oven, and extractor fan. There is space and plumbing for a washing machine, as well as room for a tall fridge-freezer. Finished with laminate flooring, painted décor, and a uPVC door to the rear courtyard, the room also benefits from a radiator for comfort.

#### **GROUND FLOOR WC**

7'7" x 4'9" (2.32 x 1.47)

Situated just off the kitchen, the convenient ground floor WC is fitted with a low flush toilet and pedestal wash basin with chrome taps. The space is finished with tiled-effect vinyl flooring, painted décor, and a radiator, while two frosted uPVC windows provide natural light and privacy.

#### **BEDROOM ONE**

12'9" x 11'2" (3.90 x 3.42)

Bedroom One is a spacious double located to the front of the property, finished with a modern grey carpet and painted décor. A uPVC window allows natural light to flood the room, while a radiator provides warmth. The room also benefits from loft access.

#### **BEDROOM TWO**

15'3" x 7'10" (4.66 x 2.40)

Bedroom Two is a generous double situated to the rear of the property, finished with painted décor and a modern grey carpet. A uPVC window overlooks the garden, and the room is completed with a radiator for comfort.

#### **BATHROOM**

8'8" x 6'5" (2.65 x 1.98)

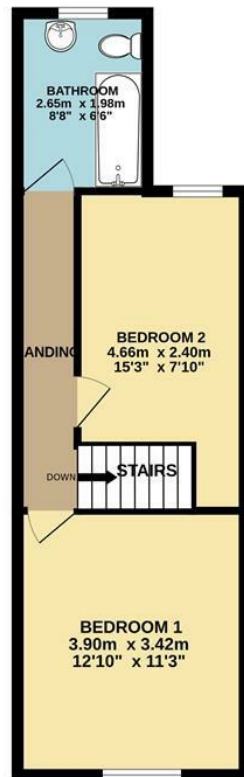
The family bathroom has been upgraded and is finished with mosaic tiled-effect vinyl flooring, part tiled and part painted décor, and a frosted uPVC window for privacy. The white suite comprises a low flush WC, pedestal wash basin with chrome taps, and a bath with glass screen and chrome rain-head shower. A radiator completes the room.

#### **EXTERIOR**

To the rear, the property boasts a fully enclosed, south-west facing garden, offering both privacy and excellent sunlight throughout the day. Designed for low maintenance, the garden features a new fence and gravel finish with a new decked seating area, perfect for outdoor dining and entertaining. To the front on street parking is available.

GROUND FLOOR  
40.5 sq.m. (435 sq.ft.) approx.

1ST FLOOR  
35.1 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA: 75.6 sq.m. (814 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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## GENERAL INFORMATION

Total Floor Area - 814.00 sq ft / 75.6 sq m  
Tenure - Freehold  
Council Tax Band A - Neddc  
Gas Central Heating - Combi Boiler  
uPVC Double Glazing  
EPC Rating D

## RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

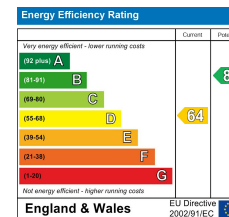
Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

## MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



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