



Harvey Road, Hady, Chesterfield, Derbyshire S41 0BN

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EPC

C

Offers Over £170,000

P I N E W O O D





# Harvey Road Hady Chesterfield Derbyshire S41 0BN

## Offers Over £170,000

**3 bedrooms**  
**1 bathrooms**  
**1 receptions**

- Three-Bedroom End Townhouse - Two Doubles and One Single bedroom
  - Ideal for the First Time Buyer or Investor
- West Facing Large Rear Garden with Lawn and Patio - Front Garden - Potential Driveway Parking
  - Sought After and Popular Location - Quiet Cul De Sac
  - Modern Kitchen Diner
  - Dual Aspect Spacious Lounge
- Modern Bathroom with White Suite and Shower Over Bath
- Ideally Placed Close to Chesterfield Royal Hospital and Access to Chesterfield Town Centre
- Gas Central Heating - uPVC Double Glazing - Council Tax Band A - EPC Rating C
- Close to Train Station, Main Bus Routes and Well Regarded Schools







CUL DE SAC - POSITIONED ON A GENEROUS CORNER PLOT....We are thrilled to present this beautifully presented three-bedroom end townhouse, set back from the road for added privacy. Having undergone a renovation in 2022, the property was fitted with a new combi boiler, full electrical rewiring, a stylishly fitted kitchen and contemporary bathroom suite, as well as fresh neutral décor and new flooring throughout.

Originally of concrete panel construction, this home has been part of a significant improvement scheme, with a transition to conventional masonry construction, ensuring it should be fully suitable for mortgage lending.

The property features an inviting entrance hallway with a practical understairs storage cupboard. The dining kitchen was fitted in 2022 and is equipped with integrated appliances, including an oven, hob, dishwasher, and washing machine, offering both style and convenience. The dining area is enhanced by uPVC French doors that open directly onto the rear garden, perfect for seamless indoor-outdoor living. The generously sized lounge boasts dual-aspect windows, flooding the space with natural light and creating a bright and welcoming atmosphere.

The first floor comprises two spacious double bedrooms, with the master bedroom benefiting from a built-in cupboard complete with a hanging rail, offering convenient storage. Additionally, there is a well-proportioned single bedroom, ideal for a child's room, home office, or guest space.

The property boasts fantastic, generously sized rear gardens, featuring lush lawns, charming patio seating areas, and a delightful variety of mature trees and shrubs, perfect for outdoor relaxation and entertaining. To the front, a well-maintained lawn with attractive planted borders enhances the property's kerb appeal with potential to make into driveway parking. Double Glazing and Gas Central Heating

Please call PINEWOOD PROPERTIES to arrange your viewing!

#### ENTRANCE HALL

The property welcomes you with a bright and spacious entrance hallway, complete with an under stairs storage cupboard for added practicality, stairs rise to the first floor landing.

#### KITCHEN DINER

19'9" x 8'4" (6.03 x 2.56)

The dining kitchen was fitted in 2022 and boasts integrated appliances, including an oven, hob, dishwasher, and washing machine, perfectly combining style and functionality. The dining area features elegant uPVC French doors that open onto the rear garden, creating a seamless indoor-outdoor flow. With two uPVC windows, radiator and painted decor.

#### LOUNGE

13'3" x 11'2" (4.04 x 3.42)

The generously proportioned lounge benefits from uPVC dual-aspect windows, allowing for an abundance of natural light and a warm, inviting atmosphere. With radiator, painted decor and carpet.

#### BEDROOM ONE

13'3" x 10'11" (4.04 x 3.35)

The principal double bedroom benefits from a built-in cupboard complete with a hanging rail, offering convenient storage, Radiator, uPVC window, carpet and painted decor.

#### BEDROOM TWO

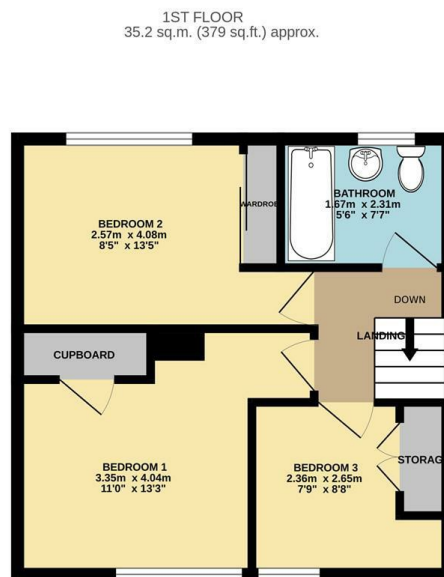
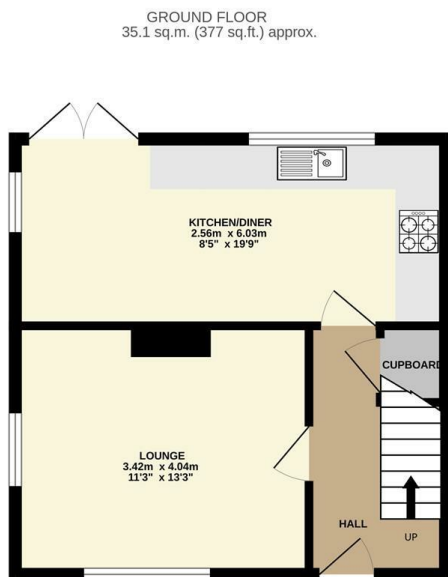
13'4" x 8'5" (4.08 x 2.57)

This is a double bedroom to the rear aspect, with painted decor, radiator, carpet, uPVC window with lovely views of the rear garden.

#### BEDROOM THREE

8'8" x 7'8" (2.65 x 2.36)

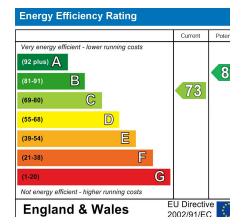
This is a single bedroom to the front aspect, with carpet, radiator, painted decor and uPVC window.



TOTAL FLOOR AREA : 70.2 sq.m. (756 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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## BATHROOM

7'6" x 5'5" (2.31 x 1.67)

The new bathroom suite was fitted in 2022 with a white suite including a shower over bath, low flush wc and a pedestal hand basin with chrome mixer tap

## OUTSIDE

The property boasts fantastic, generously sized west facing rear gardens, featuring lush lawns, charming patio seating areas, and a delightful variety of mature trees and shrubs, perfect for outdoor relaxation and entertaining. To the front, a well-maintained lawn with attractive planted borders enhances the property's kerb appeal, with potential to make this into driveway parking.

## GENERAL INFORMATION

Total Floor Area - 739.00 sq ft / 68.7 sq m

Tenure - Freehold

Gas Central Heating

uPVC Double Glazing

Council Tax Band A

EPC Rating C

## 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.

## 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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