



5 York Place,
North Wingfield, S42 5PA

£290,000

W
WILKINS VARDY

£290,000

EXTENDED SEMI DETACHED HOUSE - SUPERB KITCHEN/DINER/FAMILY ROOM - TWO BATHROOMS - LARGE WORKSHOP/GARAGE

Tucked away off Williamthorpe Road within a cul-de-sac, this delightful two double bedroomed semi detached house offers an impressive 1242 sq.ft. of well appointed accommodation ideal for both families and professionals alike,

Upon entering the property there is a cloaks/WC, before entering a superb 38 Ft. triple aspect kitchen/diner/family room fitted with modern units with integrated appliances, and having bi-fold doors opening onto the rear patio. The property also features a good sized living room, two good sized double bedrooms and two stylish bathrooms. Outside, there is a large workshop/garage and an attractive south west facing rear garden with summerhouse/bar and potting shed.

The semi detached nature of the property allows for a sense of privacy while still being part of a friendly community. The surrounding area is known for its picturesque scenery and local amenities, making it an excellent choice for those seeking a tranquil yet accessible lifestyle. The property is also well placed for accessing transport links into Clay Cross, Chesterfield and towards the M1 Motorway.

- EXTENDED SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- SUPERB KITCHEN/DINER/FAMILY ROOM WITH BI-FOLD DOORS
- TWO GOOD SIZED DOUBLE BEDROOMS
- LARGE WORKSHOP/GARAGE & PARKING FOR SEVERAL VEHICLES
- OPEN OUTLOOK TO THE REAR
- GOOD SIZING LIVING ROOM
- CLOAKS/WC
- EN SUITE BATHROOM & FAMILY SHOWER ROOM
- ATTRACTIVE ENCLOSED SOUTH WEST FACING REAR GARDEN
- EPC RATING: D

General
Gas central heating (Ideal Logic Plus 35 Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 1242 sq.ft/115.4 sq.m
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor
A front entrance door opens into an...

Entrance Hall
Having a tiled floor. A sliding door gives access to a ...

Cloaks/WC
Having a tiled floor and fitted with a 2-piece suite comprising of a low flush WC and pedestal wash hand basin.
Built in floor to ceiling storage which also houses space and plumbing for a washing machine.
Chromed heated towel rail.
Tiled floor.

Superb Kitchen/Diner/Family Room
38'4" x 15'5" (11.68m x 4.70m)
A spacious triple aspect room, fitted with a range of white shaker style wall, drawer and base units with complementary work surfaces and upstands, including a large pull out larder cupboard and rolling island unit/breakfast bar.
Inset single drainer sink with mixer tap.
Integrated appliances include a microwave oven, slimline dishwasher, fridge/freezer, Beko electric oven and electric hob with tiled splashback and extractor canopy over.
Laminate flooring.
uPVC double glazed bi-fold doors overlook and open onto the rear of the property and there is a large picture window.
A staircase with built-in understairs storage rises to the first floor accommodation.

Lounge
15'0" x 13'10" (4.57m x 4.22m)
A good sized rear facing reception room having a feature fireplace with electric stove sat on a tiled hearth.

On the First Floor

Landing

Master Bedroom
13'10" x 9'4" (4.22m x 2.84m)
A good sized rear facing double bedroom with an opening leading through to the...

En Suite Bathroom
Fitted with a white 3-piece suite comprising of a back to wall roll top bath with bath/shower mixer tap,, low flush WC and pedestal wash hand basin with tiled splash back.
Vertical heated towel rail.
Vinyl flooring.

Bedroom Two
13'10" x 10'4" (4.22m x 3.15m)
A good sized rear facing double bedroom having a door to built in storage area.

Family Shower Room
Being part tiled and fitted with a white 3-piece suite comprising of a walk in shower enclosure with mixer shower, wash hand basin with storage below and a low flush WC.
Vertical flat panel radiator.
Built in storage cupboard housing the gas boiler.
Vinyl flooring.

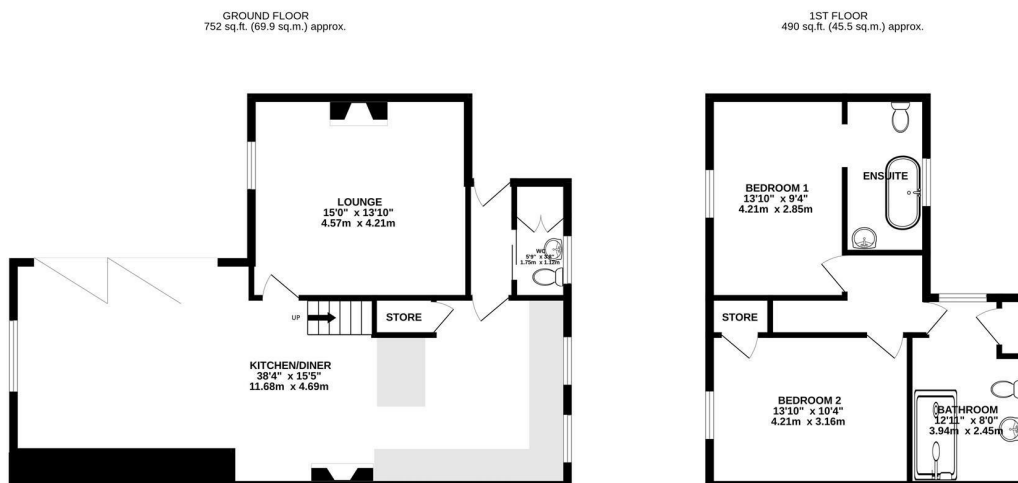
Outside
The property is located on an unadopted road off Williamthorpe Road. To the front of the property there is a concrete driveway suitable for up to four vehicles. There is a large brick built workshop/garage with double door and large roller door to allow vehicle access, including a van or motorhome.

There is a path between the property and the workshop, with a gate leading into the rear garden.


The enclosed south west facing rear garden has a step up to a large paved patio with pull out awning. The patio wraps around the property and leads to a lawn with well stocked borders, beds and a raised planter. There is an additional decorative gravel seating area.

Attached to the rear of the workshop is a summerhouse/bar which has a log burner, light and power, and there is also a potting shed with power.





TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	66
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric stove, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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