



30 New Road,
Holymoorside, S42 7EN

£179,950

W
WILKINS VARDY

£179,950

ATTRACTIVE CHARACTER STONE COTTAGE - SOUGHT AFTER VILLAGE LOCATION - NO CHAIN

Nestled in the charming village of Holymoorside, is this delightful mid terraced cottage which offers 842 square feet of well proportioned accommodation. Upon entering the property you are welcomed into a good sized living room. From here you have access into the kitchen and to the ground floor family bathroom. The home also features two double bedrooms, both with built-in storage, and a useful, versatile attic room.

The property which requires some cosmetic upgrading/refurbishment is offered for sale with no chain and is within the Brookfield School catchment area.

Holymoorside is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to enjoy a tranquil lifestyle while remaining close to the amenities of Chesterfield. With its appealing layout and prime location, this property presents a wonderful opportunity for a variety of buyers.

Do not miss the chance to make this lovely house your new home.

- ATTRACTIVE MID TERRACE STONE COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- GOOD SIZED LIVING ROOM
- KITCHEN & GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS, BOTH WITH STORAGE
- USEFUL ATTIC ROOM
- MATURE REAR GARDEN
- NO CHAIN
- REQUIRES SOME COSMETIC UPGRADING/REFURBISHMENT
- EPC RATING: D

General

Gas central heating (Worcester Greenstar 30i Condensing Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 78.2 sq.m./842 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

Living Room

14'0 x 13'5 (4.27m x 4.09m)

A generous front facing reception room having a feature stone fireplace with tiled hearth and fitted gas fire, the fireplace extending to the sides to provide TV standing/display shelving.

A glazed sliding door gives access into the ...

Kitchen

11'2 x 8'4 (3.40m x 2.54m)

Being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Inset single drainer stainless steel sink.

Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and an under counter fridge.

Vinyl flooring.

A door gives access to a built-in under stair storage area, and a further door gives access to a staircase which rises to the First Floor accommodation.

A further door opens to the ...

Rear Entrance Hall

Having a door giving access into the bathroom. A uPVC double glazed door gives access onto the rear of the property.

Bathroom

8'2 x 7'1 (2.49m x 2.16m)

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

On the First Floor

Bedroom One

11'10 x 11'3 (3.61m x 3.43m)

A good sized rear facing double bedroom having built-in wardrobes with sliding doors, and a built-in store cupboard housing the gas boiler.

A further door opens to a staircase which rises to the Second Floor accommodation.

Bedroom Two

14'0 x 9'11 (4.27m x 3.02m)

A good sized front facing double bedroom having built-in storage.

On the Second Floor

Attic Room

14'0 x 11'0 (4.27m x 3.35m)

A good sized and versatile room having a Velux window.

Outside

There is a walled forecourt garden with mature plants and shrubs, with steps and path leading up to the front entrance door.

To the rear of the property there is a yard area with right of way for bin access. A couple of steps lead up to a lawned garden with planted borders and having stepping stones leading to a greenhouse and a garden shed.

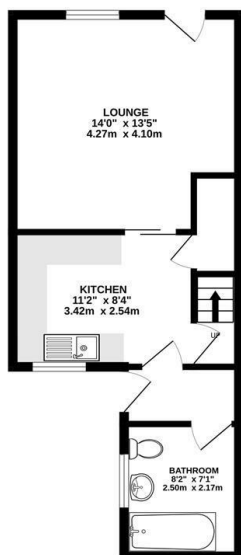


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

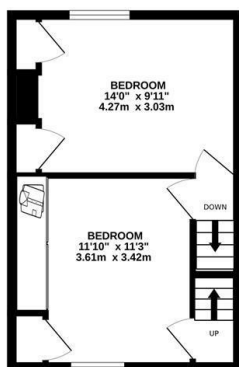
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

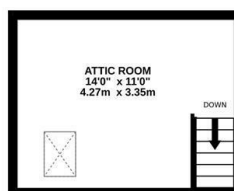
GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(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, gas fire, 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 Brookfield Community 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.



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