22 Handby Street,
Hasland, S41 0AT

£155,000

WILKINS VARDY

£155,000

'READY TO MOVE INTO' MID TERRACE HOUSE - STYLISH KITCHEN/DINER - MODERN SHOWER ROOM - NO CHAIN

A well presented and neutrally decorated mid terrace house, ideally positioned within a quiet cul-de-sac and offered for sale with no upward chain.

The property features a good sized living room, together with a stylish L-shaped kitchen/diner incorporating a range of integrated appliances. To the first floor are two well proportioned double bedrooms and a modern shower room. Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space.

Situated in a popular and convenient location, the property is close to a range of local shops, amenities and Eastwood Park, while offering excellent access to commuter routes towards Dronfield, Sheffield and the M1 Motorway.

An ideal opportunity for first time buyers, couples or investors alike - Early viewing is highly recommended.

- 'READY TO MOVE INTO' MID TERRACE HOUSE
- WELL PRESENTED AND NEUTRALLY DECORATED ACCOMMODATION
- GOOD SIZED LIVING ROOM
- MODERN 'L' SHAPED KITCHEN/DINER WITH SOME INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- NO UPWARD CHAIN
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 73.2 sq.m./787 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Community School

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

Living Room
13'3 x 10'10 (4.04m x 3.30m)
A good sized front facing reception room, spanning the full width of the property.

Centre Lobby
With staircase rising to the First Floor accommodation.

'L' Shaped Kitchen/Diner
20'4 x 13'3 (6.20m x 4.04m)
A generous rear facing room, being part tiled and fitted with a range of two tone white and grey wall and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, electric oven and hob with extractor over.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in under stair storage cupboard.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One
13'3 x 10'10 (4.04m x 3.30m)
A generous front facing double bedroom having a feature ornamental cast iron fireplace.

Bedroom Two
11'11 x 9'4 (3.63m x 2.84m)
A good sized rear facing double bedroom having a built-in storage cupboard

Shower Room
7'9 x 6'11 (2.36m x 2.11m)
Fitted with a modern suite comprising a fully tiled walk-in shower enclosure with mixer shower, hand wash basin with storage below and a low flush WC.
Vertical heated towel rail.
Tiled floor.

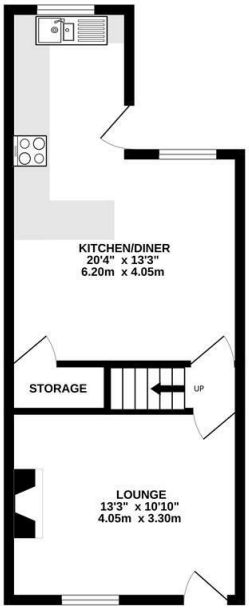
Outside
On street parking is available.

To the rear of the property there is a yard area which drops down a pebbled area with brick built outbuilding. Beyond here there is a lawned garden and an additional pebbled area.

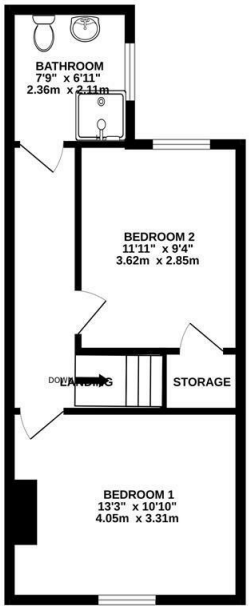
A gate gives access across the neighbouring properties to enable the bins to be put out.

LETS
EAT

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.2 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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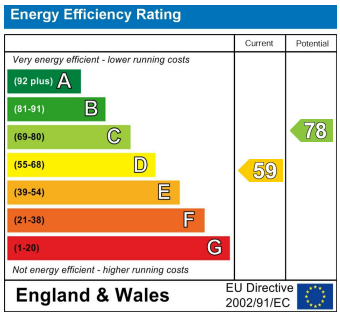
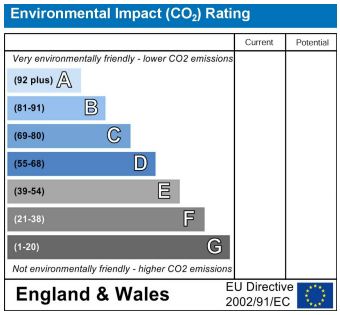




VIEWINGS

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, 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.

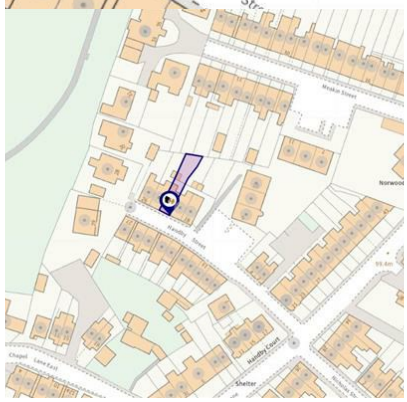
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Hasland Hall 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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