



7 Easedale Close,
Holme Hall, S40 4XP

£175,000

W
WILKINS VARDY

£175,000

IDEAL STARTER HOME - WELL PRESENTED TWO BED SEMI - CUL-DE-SAC POSITION - OFF STREET PARKING

Occupying a cul-de-sac position is this well presented and easily maintained semi detached home. The property offers a neutrally decorated interior featuring a comfortable living room, a modern kitchen, and two good sized double bedrooms served by a family bathroom. Outside, there is driveway parking along with gardens to both the front and rear.

The property is well placed for accessing the local shops and amenities on Wardgate Way. Holmebrook Valley Park and Linacre Reservoirs, are just a short distance away - perfect for enjoying nearby green spaces.

Book a viewing today!

- WELL APPOINTED SEMI IN A CUL-DE-SAC POSITION
- GOOD SIZED LIVING ROOM
- MODERN BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING
- GARDENS TO THE FRONT AND REAR
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 56.5 sq.m./608 sq.ft.

Council Tax band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Hall

With a door opening into the ...

Living Room

14'1 x 12'5 (4.29m x 3.78m)

A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with painted surround, marble hearth and an inset pebble bed electric fire.

A staircase rises to the First Floor accommodation.

Breakfast Kitchen

12'5 x 10'0 (3.78m x 3.05m)

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

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and a fridge/freezer.

A door gives access to a useful built-in under stair store cupboard.

Tiled floor.

A uPVC double glazed door gives access onto the rear garden.

On the First Floor

Landing

Bedroom One

12'5 x 11'2 (3.78m x 3.40m)

A good sized front facing double bedroom, fitted with laminate flooring.

Bedroom Two

12'5 x 6'10 (3.78m x 2.08m)

A rear facing double bedroom having a built-in over stair storage cupboard which houses the gas boiler.

Bathroom

8'4 x 5'5 (2.54m x 1.65m)

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

Vinyl flooring.

Outside

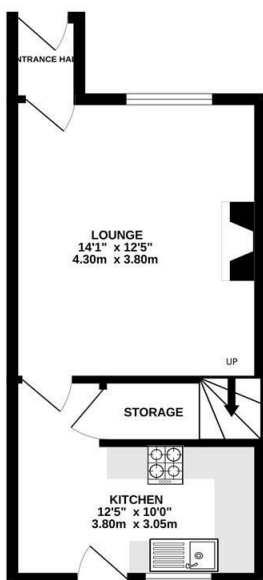
To the front of the property there is a lawned garden with central conifer and a paved path leading up to the front entrance door.

A shared pebbled driveway to the side of the property provides off street parking.

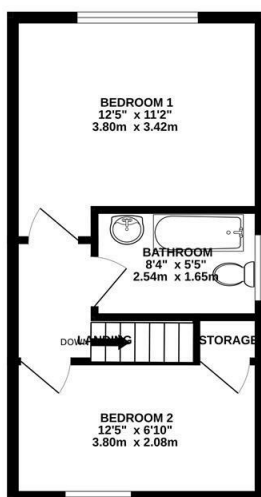
A gate at the top of the driveway opens to the enclosed rear garden which is predominantly laid to lawn, having a raised decorative pebble bed and a paved patio. There is also a hardstanding area for a garden shed.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



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



TOTAL FLOOR AREA: 608 sq.ft. (56.5 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 a guide to 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.
Made with floorplan 12/2016

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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 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 Outwood Academy Newbold 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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