



23 Holymoore Road,
Holymoorside, S42 7EB

GUIDE PRICE

£310,000

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WILKINS VARDY

£310,000

GUIDE PRICE: £310,000 - £325,000 - DETACHED DORMER BUNGALOW - THREE DOUBLE BEDS - SOUGHT AFTER VILLAGE LOCATION - NO CHAIN

A fantastic opportunity to acquire a detached dormer bungalow set within a sought after village location, offering great potential for refurbishment and modernisation. The property offers 834 sq.ft. of accommodation which includes two reception rooms, kitchen with utility area off, three double bedrooms, and a shower room. Externally, the home benefits from mature gardens to both the front and rear, together with a car standing space which is accessed off The Crescent. With no onward chain, this property is ideal for buyers looking to create a bespoke home in a desirable setting.

Situated in one of Chesterfield's most sought after addresses, this property is not only well placed for the various village amenities in Holymoorside, but ideal for people needing access into the Town Centre or Peak District.

- GUIDE PRICE: £310,000 TO £325,000
- DETACHED DORMER BUNGALOW IN SOUGHT AFTER VILLAGE LOCATION
- REQUIRES A SCHEME OF REFURBISHMENT/MODERNISATION
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY ROOM OFF
- THREE DOUBLE BEDROOMS
- SHOWER ROOM/WC
- MATURE GARDENS & CAR STANDING SPACE TO THE REAR
- NO CHAIN
- EPC RATING: E

General
Gas central heating
Timber framed single glazed and uPVC sealed unit double glazed windows
Gross internal floor area - 77.5 sq.m./834 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch
A wood and glazed front entrance door opens into a ...

Entrance Hall
Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Bedroom Two
11'11 x 11'0 (3.63m x 3.35m)
A good sized front facing double bedroom.

Bedroom One
13'2 x 8'2 (4.01m x 2.49m)
A rear facing double bedroom having an overbed fitment comprising of wardrobes with drawers below and overhead storage units.

Shower Room
5'11 x 5'2 (1.80m x 1.57m)
Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Dining Room
9'8 x 8'10 (2.95m x 2.69m)
A dual aspect reception room. An opening leads through into the ...

Kitchen
8'7 x 8'3 (2.62m x 2.51m)
Fitted with wall, drawer and base units with tiled splashbacks and work surfaces over.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker.
Tiled floor.
A door gives access to a utility area, and a further door gives access to the rear of the property.

Utility
9'8 x 7'2 (2.95m x 2.18m)
Having a tiled floor and a wooden door which gives access onto the front of the property.

Living Room
15'5 x 8'10 (4.70m x 2.69m)
A good sized dual aspect room having a bay window overlooking the front of the property.
This room also has a feature brick fireplace with a tiled hearth, the fireplace extending to the side to provide TV standing.

On the Second Floor

Bedroom Three
12'1 x 11'8 (3.68m x 3.56m)
A good sized front facing double bedroom.

Store Room
A rear facing room.

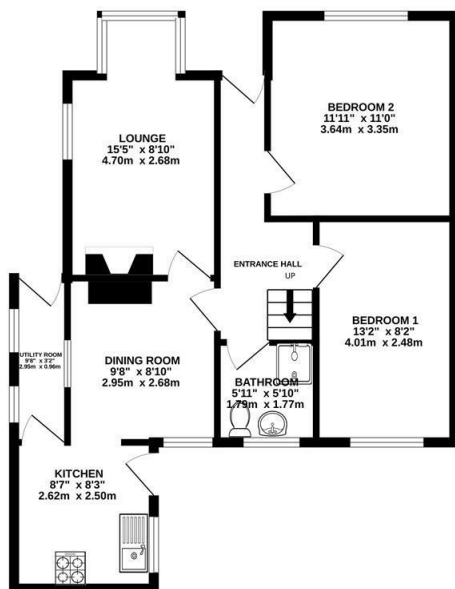
Outside
To the front of the property there is a lawned garden with mature plants and shrubs. On street parking is available in the area.

To the rear of the property there is a paved seating area and a lawned garden with planted beds and borders. A gravel path leads up to the top of the garden where there is a greenhouse and a gate which opens onto The Crescent. There is also a hardstanding area with a garden shed and a summerhouse.

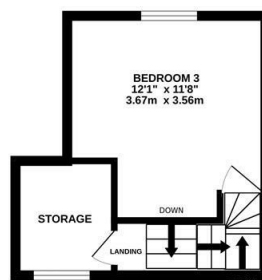
The property also comes with a Car Standing Space which is accessed off The Crescent.



GROUND FLOOR
635 sq ft. (59.0 sq.m.) approx.



1ST FLOOR
199 sq ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq ft. (77.5 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 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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RICS



Energy Efficiency Rating

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

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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	

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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