



283 Hasland Road,
Hasland, S41 0AA

£185,000

W
WILKINS VARDY

£185,000

SPACIOUS FAMILY HOME - THREE GOOD SIZED BEDROOMS - LARGE SOUTH FACING REAR GARDEN - POPULAR LOCATION CLOSE TO HASLAND VILLAGE & EASTWOOD PARK

This generously proportioned end terraced house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting three good-sized bedrooms, this property is ideal for those looking for space and versatility.

The two reception rooms provide ample living space and the large south-facing rear garden is a standout feature, offering a delightful outdoor area that basks in sunlight throughout the day, making it an ideal spot for family gatherings or quiet afternoons in the sun.

Situated in a popular location, this home is conveniently close to Hasland Village, where you can enjoy local amenities and a sense of community.

- GENEROUSLY PROPORTIONED FAMILY HOME
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- EPC RATING D
- GOOD SIZED SOUTH FACING REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- POPULAR LOCATION CLOSE TO HASLAND VILLAGE

General

Gas central heating (back boiler unit (Baxi bermuda 255))

uPVC sealed unit double glazed windows and doors.

Gross internal floor area - 858 sq.ft./79.7 sq.m.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy-Hasland Hall

On the Ground Floor

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

Entrance Hall

Having understairs storage, original coving and dado rails.

Dining Room

11'11" x 9'11" (3.63m x 3.02m)

A good sized front facing dining room.

Lounge

14'5" x 9'11" (4.39m x 3.02m)

A good sized rear facing lounge with a gas fire having marble fire surround and hearth. There are also sliding patio doors leading out onto the rear garden.

Kitchen

11'5 x 6'11" (3.48m x 2.11m)

Having tiled flooring and a range of fitted grey shaker style wall, drawer and base units with complementary work surfaces over. A door leads to a small pantry.

There is space for a gas hob and cooker.

Inset stainless steel sink and drainer with mixer tap.

A door open onto a path that leads to the rear garden.

On the First Floor

Master Bedroom

14'5" x 11'0" (4.39m x 3.35m)

A large rear facing double bedroom with a built in storage cupboard that houses the water cylinder.

Bedroom Two

11'11" x 9'11" (3.63m x 3.02m)

A second good sized front facing double bedroom.

Bedroom Three

8'8" x 6'11" (2.64m x 2.11m)

A single rear facing bedroom.

Wet Room Shower Room

Having fully tiled walls with wet room flooring and a electric shower and pedestal wash hand basin.

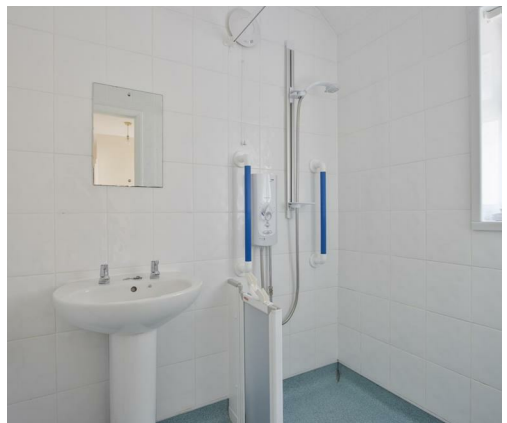
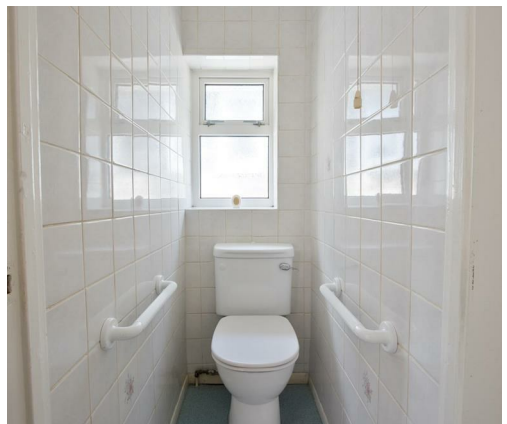
Separate WC

Having a low flush WC with tiled walls.

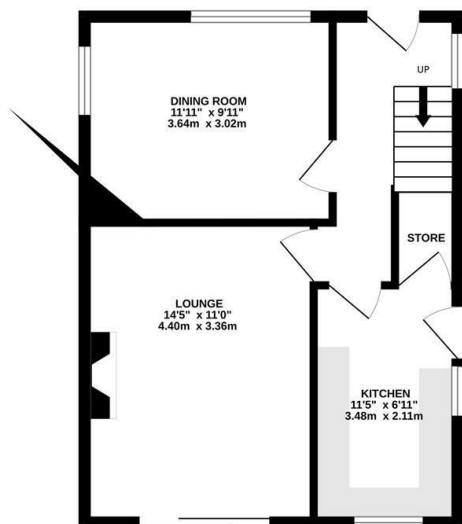
Outside

To the front of the property there is a path leading to the front entrance. To the right there is a lawned area with borders.

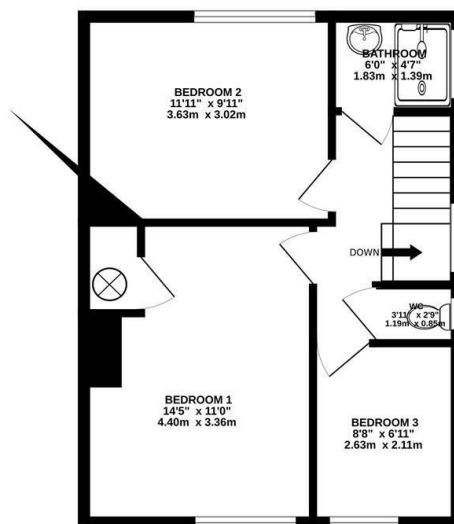
The rear garden has a good sized patio with planters which run down to a generous south facing lawned area and another path that runs towards a concrete base suitable for a garden shed.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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		
(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

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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RICS

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agent
network

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, 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 Outwood Academy Hasland 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.



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