60 Hunloke Road,
Holmewood, S42 5RY

£99,950

WILKINS VARDY

£99,950

IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY

A well presented three bedroomed end terrace house, offering nearly 800 sq.ft. of easily managed accommodation, together with a low maintenance rear garden, in this established residential area, easily accessible for local amenities and for the M1 Motorway, J29.

- End Terrace House
- Kitchen
- Shower Room
- EPC Rating: E
- Open Plan Living/Dining Room
- Three Bedrooms
- Low Maintenance Rear Garden

General
Gas central heating (British Gas Combi Boiler)
uPVC sealed unit double glazed windows
Gross internal floor area - 74.0 sq.m./797 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

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

Open Plan Living/Dining Room
22'5 x 13'0 (6.83m x 3.96m)
A generous dual aspect reception room, having a central open plan staircase rising to the First Floor accommodation.

Kitchen
14'7 x 7'11 (4.45m x 2.41m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer and american style fridge/freezer.
Tiled floor.
A uPVC double glazed entrance door opens onto the rear of the property.

On the First Floor

Landing
With loft access hatch.

Bedroom One
12'10 x 9'11 (3.91m x 3.02m)
A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two
9'11 x 8'11 (3.02m x 2.72m)
A rear facing double bedroom, currently used as a dressing room and having a built-in cupboard housing the gas combi boiler.

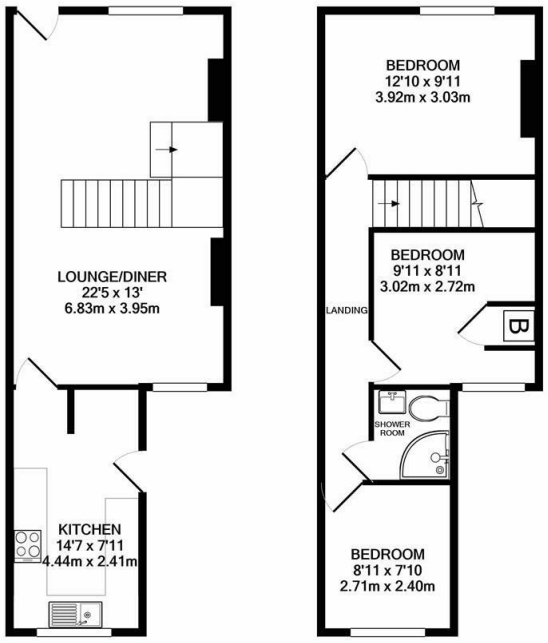
Bedroom Three
8'11 x 7'0 (2.72m x 2.13m)
A rear facing good sized single bedroom.

Shower Room
Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with electric shower, pedestal wash hand basin and low flush WC.
Tiled floor.

Outside
On street parking is available in the area.

The enclosed, low maintenance rear garden comprises of three raised deck areas and an artificial lawn. There is also hardstanding for a garden shed.

ROUTE
US
66
DINER



GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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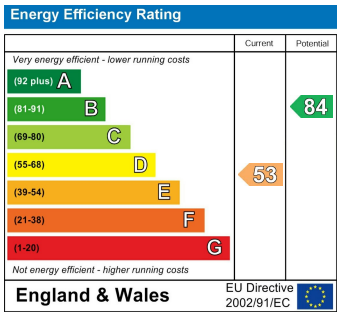

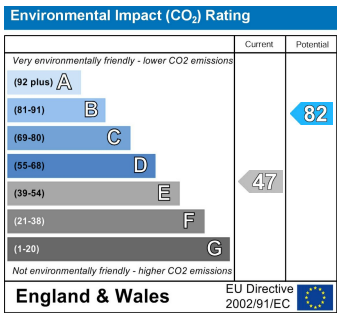

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VIEWINGS

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 Tibshelf 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk