



40 York Street,  
Hasland, S41 0PN

GUIDE PRICE

£210,000

W  
WILKINS VARDY

GUIDE PRICE

# £210,000

OPEN HOUSE - SATURDAY 25TH APRIL 11AM TILL 1PM

GUIDE PRICE: £210,000 TO £215,000

BAY FRONTED THREE BED SEMI - TWO RECEPTION ROOMS - POPULAR LOCATION - NO CHAIN

Standing on a good sized plot is this delightful bay fronted semi detached house which offers a perfect blend of comfort and convenience.. Spanning an impressive 965 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The home also features a galley kitchen with rear entrance hall off, three comfortable bedrooms, providing ample space for families or those seeking a home office and a bathroom/WC. Outside, there are low maintenance gardens to the front and rear.

With its appealing layout and generous living space, this property is perfect for those looking to settle in a friendly neighbourhood.

The property is centrally situated, within easy access of village amenities, Eastwood Park and commuter links into Chesterfield and for the M1 Motorway, J29.

- BAY FRONTED SEMI DETACHED HOUSE
- GALLEY KITCHEN WITH REAR ENTRANCE HALL OFF
- BATHROOM/WC
- NO CHAIN
- TWO GOOD SIZED RECEPTION ROOMS
- THREE BEDROOMS
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- EPC RATING: TBC

## General

Gas central heating (Logic C30 Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 89.7 sq.m./965 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

A composite front entrance door opens into the ...

## Living Room

14'6 x 14'4 (4.42m x 4.37m)

A good sized bay fronted reception room, fitted with laminate flooring and having a feature fireplace with wood surround, tiled hearth and an inset coal effect gas fire.

## Centre Lobby

With staircase rising to the First Floor accommodation.

## Dining Room

15'1 x 14'6 (4.60m x 4.42m)

A second good sized reception room, fitted with laminate flooring and having an ornate feature electric fireplace.

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

uPVC double glazed French doors with bi-fold wooden shutters overlook and give access onto the rear of the property.

A sliding door gives access into the ...

## Galley Kitchen

9'0 x 6'11 (2.74m x 2.11m)

Fitted with a range of white base and drawer units with complementary work surfaces and upstands, together with two display wall units.

Inset single drainer sink with mixer tap.

Included in the sale is the freestanding cooker.

Space and plumbing is provided for a washing machine.

Vinyl flooring.

An opening leads through into a ...

## Rear Entrance Hall

6'11 x 4'4 (2.11m x 1.32m)

An ideal area for coat/shoe storage, and having space for a fridge/freezer.

A UPVC double glazed door gives access onto the rear of the property.

## On the First Floor

### 'L' Shaped Landing

Having a built-in storage cupboard, and loft access hatch.

## Bedroom One

11'11 x 11'3 (3.63m x 3.43m)

A front facing double bedroom having a feature ornamental fireplace.

## Bedroom Two

10'6 x 9'0 (3.20m x 2.74m)

A rear facing double bedroom fitted with laminate flooring.

## Bedroom Three

15'0 x 6'6 (4.57m x 1.98m)

A front facing single bedroom.

## Bathroom

9'0 x 6'11 (2.74m x 2.11m)

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

Heated towel rail.

Built-in airing cupboard housing the gas boiler.

Tiled floor.

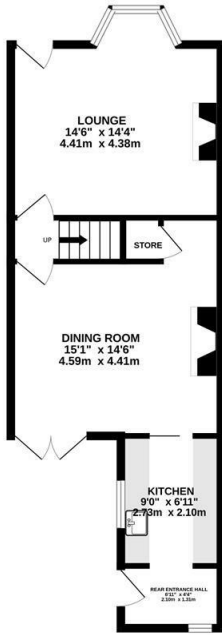
## Outside

There is a low maintenance decorative forecourt garden and steps leading up to the front entrance door. On street parking is available in the area.

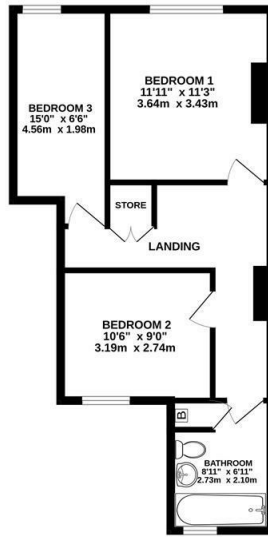
A shared side gennel leads to a gate which opens to the enclosed rear garden where there is a paved yard area. A paved ramp with side borders leads up to a garden shed. Beyond here there is an artificial lawn with side borders, a seating area and a garden shed.



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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, options and appliances shown here 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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, gas fire, electric fires, 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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