



39 Harehill Road,
Grangewood S40 2NG

OFFERS IN THE REGION OF

£149,950



WILKINS VARDY

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IDEAL FIRST HOME OR INVESTMENT PROPERTY

This well proportioned two double bedroomed semi detached house offers 825 sq. ft. of neutral and well planned space, which includes a generous living room with feature fireplace and a modern well equipped kitchen overlooking and leading out onto a low maintenance east facing rear garden.

Conveniently situated for Queens Park and the various amenities on Derby Road, the property is also well placed for accessing the Town Centre and for routes towards the M1 Motorway.

- AFFORDABLE SEMI DETACHED HOUSE
- TWO GOOD SIZED DOUBLE BEDROOMS
- GOOD SIZED LIVING ROOM
- MODERN WELL APPOINTED KITCHEN
- BATHROOM/WC
- LOW MAINTENANCE EAST FACING REAR GARDEN
- CONVENIENT LOCATION
- EPC RATING: E

General

Gas central heating (Ideal Classic Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 76.7 sq.m./825 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A uPVC double glazed door opens into an ...

Entrance Porch

With a door opening into an ...

Entrance Hall

Having a built-in under stair store cupboard housing the gas boiler. A staircase rises to the First Floor accommodation.

Living Room

14'3 x 11'5 (4.34m x 3.48m)
A good sized front facing reception room, fitted with coving and having a feature fireplace with painted fire surround, marble effect inset and hearth and an inset gas fire.

Kitchen/Diner

17'8 x 8'10 (5.38m x 2.69m)
Spanning the full width of the property, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric double oven and 4-ring gas hob with stainless steel extractor hood over (extractor hood currently not working).
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard housing the hot water cylinder.

Bedroom One

14'8 x 9'9 (4.47m x 2.97m)
A good sized front facing double bedroom having a built-in over stair store cupboard.

Bedroom Two

13'7 x 9'3 (4.14m x 2.82m)
A good sized rear facing double bedroom.

Bathroom

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

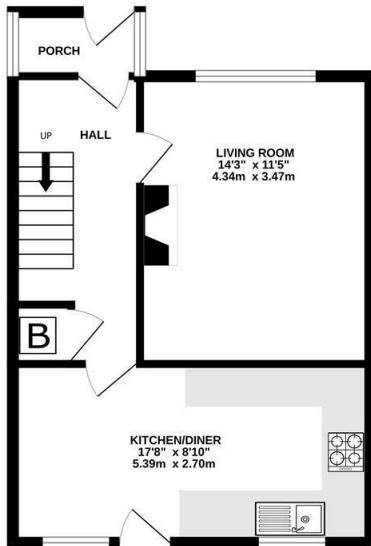
Outside

To the front of the property there is a lawned garden and a path leading up to the front entrance door. There is also an attached outbuilding.

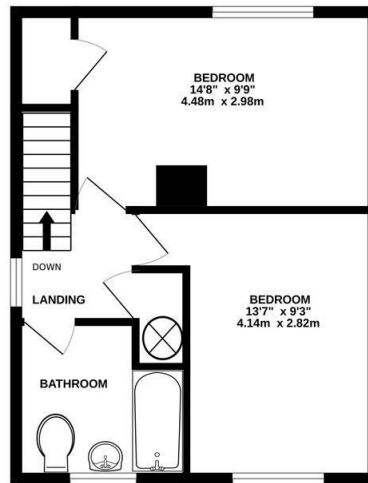
To the rear of the property there is an enclosed low maintenance paved patio and decorative gravel bed, together with a gate giving access onto Fairford Close.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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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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, gas fire, kitchen appliances (except extractor hood), 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 Parkside 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.

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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