



6 Chapel Lane East,
Hasland, S41 0AJ

£150,000

W
WILKINS VARDY

£150,000

READY TO MOVE INTO! - STYLISH TWO BED TERRACE - SOUTH FACING REAR GARDEN - POPULAR LOCATION

A stylish and well presented terraced home offering contemporary living in a desirable setting. This modern property features bright and well proportioned accommodation throughout, including a good sized living room, fitted kitchen/diner with integrated appliances, two double bedrooms and a modern bathroom. To the rear, an enclosed south facing garden provides the perfect outdoor space for relaxing or entertaining, while remaining low maintenance - ideal for busy lifestyles.

Combining modern finishes with functional living spaces, this attractive home is perfect for first time buyers, professionals, or investors seeking a property ready to move straight into.

Located in the popular village of Hasland, the property is well placed for accessing the local shops and amenities, and Eastwood Park, as well as being readily accessible for commuter links towards, Chesterfield, Dronfield, Sheffield and the M1 Motorway.

This charming terrace offers the perfect balance of style, comfort, and practicality - Book a viewing today!

- STYLISH & GENEROUSLY PROPORTIONED
 - GOOD SIZED LIVING ROOM
- MID TERRACE HOUSE

- MODERN HI-GLOSS FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS

- MODERN BATHROOM
- LOW MAINTENANCE SOUTH FACING REAR GARDEN

- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Security alarm system

Gross internal floor area - 68.3 sq.m./735 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A composite front entrance door opens into the ...

Living Room

13'11 x 12'2 (4.24m x 3.71m)

A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with wood surround, marble effect inset and hearth, and an inset electric fire.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

13'11 x 10'2 (4.24m x 3.10m)

Being part tiled and fitted with a modern range of light grey hi-gloss wall, drawer and base units with under unit lighting and complementary wood work surfaces and upstands.

Inset single drainer sink with mixer tap.

Integrated appliances include a dishwasher, washing machine, fridge/freezer, electric oven and hob with extractor over.

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

Tiled floor.

A uPVC double glazed door gives access to the rear of the property.

On the First Floor

Landing

Bedroom One

15'11 x 10'2 (4.85m x 3.10m)

A spacious front facing double bedroom, spanning the full width of the property.

Bedroom Two

12'2 x 8'10 (3.71m x 2.69m)

A rear facing double bedroom having a built-in over stair store cupboard.

Bathroom

9'4 x 6'11 (2.84m x 2.11m)

Being fully tiled and fitted with a modern white 3-piece suite comprising a tiled-in bath with glass shower screen and mixer shower over, pedestal

wash hand basin and a low flush WC.

Flat panel radiator.

Tiled floor.

Outside

To the front of the property there is a walled and gated paved forecourt. On street parking is available in the area.

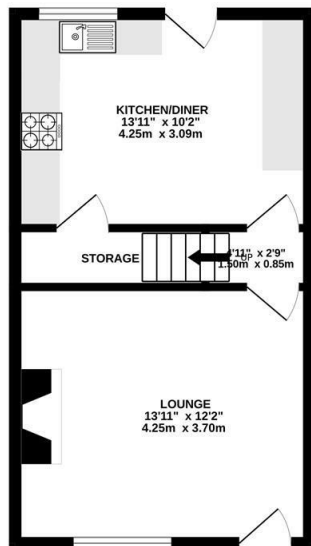
A shared gennel gives access down the side of the property to a gate, which opens to the enclosed low maintenance south facing rear garden comprising of a paved patio and an artificial lawn with decorative slate border. There is also a hardstanding area suitable for a garden shed.



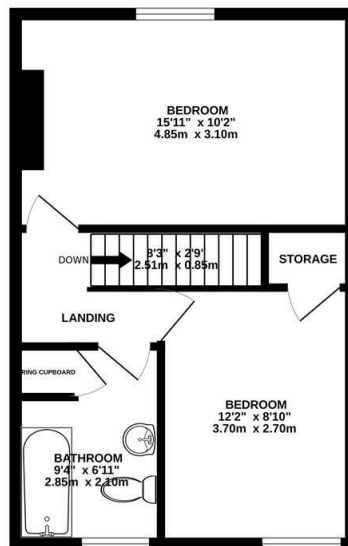
derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

While 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, electric 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 Hasland Hall 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

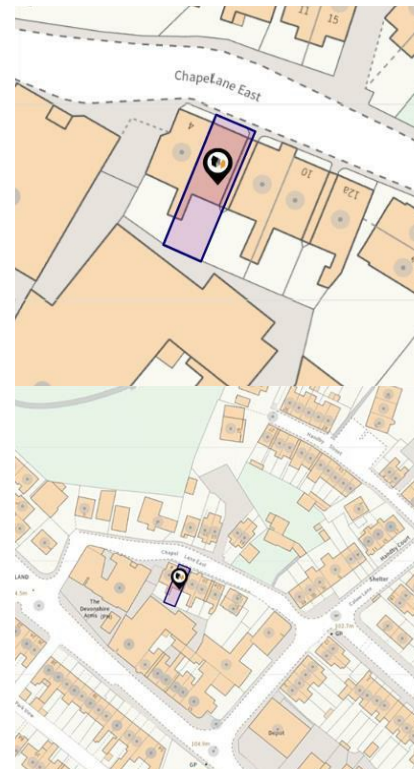
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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