



10 West View,  
Hillstown, S44 6LJ

£170,000

W  
WILKINS VARDY

# £170,000

AFFORDABLE & WELL PRESENTED SEMI - CUL-DE-SAC POSITION - GARAGE & DRIVEWAY - NO CHAIN

Occupying a cul-de-sac position is this well presented and neutrally decorated two bedroomed semi detached house. The property which offers 795 sq.ft. of accommodation also features a spacious kitchen/diner perfect for every day living and entertaining, a bright conservatory overlooking the rear garden, and a shower room. Externally, the home benefits from a detached garage and driveway parking, together with a generously sized garden, providing excellent outdoor space. An ideal choice for first time buyers, downsizers, or investors alike.

Located in an established residential area, the property is well placed for accessing the local shops and amenities in Bolsover Town Centre, including Bolsover Castle, and readily accessible for transport links towards Chesterfield, Mansfield and the M1 Motorway.

- WELL PRESENTED SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- DUAL ASPECT KITCHEN/DINER
- TWO BEDROOMS, BOTH WITH BUILT-IN STORAGE
- DETACHED GARAGE & DRIVEWAY PARKING
- NO CHAIN
- GOOD SIZED LIVING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- SHOWER ROOM/WC
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING: TBC

## General

Gas central heating (Worcester Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 73.9 s.qm./795 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

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

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

12'5 x 12'1 (3.78m x 3.68m)

A good sized front facing reception room, having a feature tiled fireplace which extends to the side to provide TV standing.

Glazed double sliding doors give access into the ...

## Kitchen/Diner

15'7 x 10'1 (4.75m x 3.07m)

A dual aspect room, being part tiled and fitted with a range of wall and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker with fitted extractor over.

There is a feature brick fireplace with tiled hearth and an inset coal effect gas fire.

Tiled flooring to the kitchen area.

A door from the kitchen gives access to a side entrance porch.

Sliding patio doors give access into the ...

## Brick/uPVC Double Glazed Conservatory

13'10 x 7'11 (4.22m x 2.41m)

A lovely conservatory having a sliding door giving access onto the rear garden.

## Side Entrance Porch

Having a door to a useful built-in pantry. A uPVC double glazed door gives access onto the side of the property.

## On the First Floor

## Landing

## Bedroom One

13'0 x 11'8 (3.96m x 3.56m)

A good sized front facing double bedroom, hving a built-in double wardrobe with overhead storage.

## Bedroom Two

9'6 x 7'5 (2.90m x 2.26m)

A good sized rear facing single bedroom having a built-in double wardrobe with overhead storage, and a built-in storage cupboard.

## Shower Room

6'11 x 6'8 (2.11m x 2.03m)

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Chrome heated towel rail.

Tiled floor and downlighting.

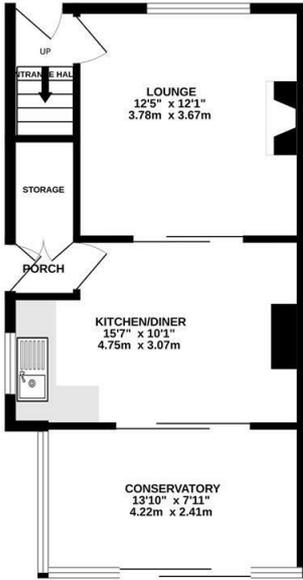
## Outside

To the front of the property there is a lawned garden with planted borders. A tarmac driveway provides off street parking and leads to a Detached Single Garage.

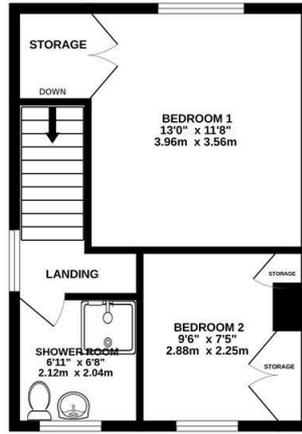
A gate opens to give access down the side of the property where there is a yard area. Beyond here there is a good sized enclosed rear garden which is predominantly laid to lawn with borders of plants and shrubs. There is also a paved patio and large garden shed.



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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

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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, 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 Bolsover 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

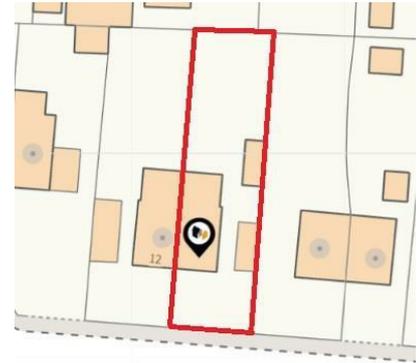
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC



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