

wards
estate agents

101 Loads Road

Holymoorside, Chesterfield, S42 7HW

Guide price £180,000

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We are delighted to present this TWO BEDROOM MID TERRACED STONE COTTAGE to the open market!! Offered with NO CHAIN & IMMEDIATE POSSESSION! This cottage is ideal for first time buyers, small families, downsizers or investors alike!

It would have an approximate potential yield of approx 5% based upon a monthly rent of £785 and a purchase price of £195,000

Situated in this extremely highly sought after village location of Holymoorside on the fringe of the Peak National Park yet close to local schools, bus routes and amenities.

Internally the accommodation benefits from gas central heating (Ideal Combi) and uPVC double glazing. The property has been tanked, replastered, had updated wiring and new roof tiles in 2018. Neutrally decorated throughout the interior comprises of front porch, entrance door into the reception room with feature fireplace and inset Multi Fuel Stove, rear breakfast kitchen with integrated appliances. To the first floor main double bedroom, second versatile bedroom which could be used for office or home working and attractive bathroom with 3 piece suite.

Front low stone boundary walling and forecourt garden.

Pedestrian right of way along the footpath to the side of the end property leads to the rear garden. Fenced boundaries and steps to the upper garden area with stocked side borders and mature trees and shrubbery. Rear canopy to the doorway and side log store. On Street parking is available.

Additional Information

Gas Central Heating -Combi boiler installed in 2018
Roof retiled 2018
Tanked & replastered interior
Wiring updated
uPVC double glazed windows
Gross Internal Floor Area - 51.4 Sq.m/ 553.0 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area-Brookfield Community School

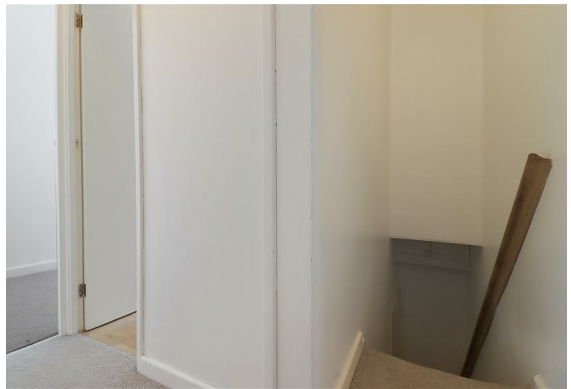
























Additional Information
Footpath right of way access via the end terrace property with gates to the rear of this property.

Porch
4'5" x 3'11" (1.35m x 1.19m)

Front entrance door into the porch with internal door entrance with attractive glazed panels into the reception room.

Reception Room
12'1" x 9'11" (3.68m x 3.02m)

Front aspect family reception room with feature inset Stone hearth having a Multi Fuel Burning Stove with feature Stone lintel above and Oak Mantle. Corner meter cupboard. Decorative ceiling beams and wall lighting. Pleasant front aspect views.

Integrated Kitchen
12'1" x 11'10" (3.68m x 3.61m)

Comprising of a range of Soft Cream base and wall units with complementary work surfaces, inset stainless steel sink and feature 'brick' style tiled splash backs. Integrated oven, gas hob and chimney extractor above. Space for washing machine and fridge. Cupboard with the Ideal Combi boiler. Useful under stairs store cupboard. Decorative ceiling beams and downlighting. Access door leads to the first floor accommodation. Rear wooden door leads to the rear gardens.

First Floor Landing
Access to the attic space. Electric consumer unit.

Front Double Bedroom One
12'0" x 10'0" (3.66m x 3.05m)

Main double bedroom with fabulous open views over rolling countryside.

Rear Single Bedroom Two
12'1" x 4'6" (3.68m x 1.37m)

A second versatile bedroom which could also be used for office or for home working if required.

Family Bathroom
9'4" x 7'3" (2.84m x 2.21m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with rainfall shower and screen, pedestal wash hand basin, low level WC. Chrome heated towel rail. Linen shelving.

Outside
Front low stone boundary walling and forecourt garden.

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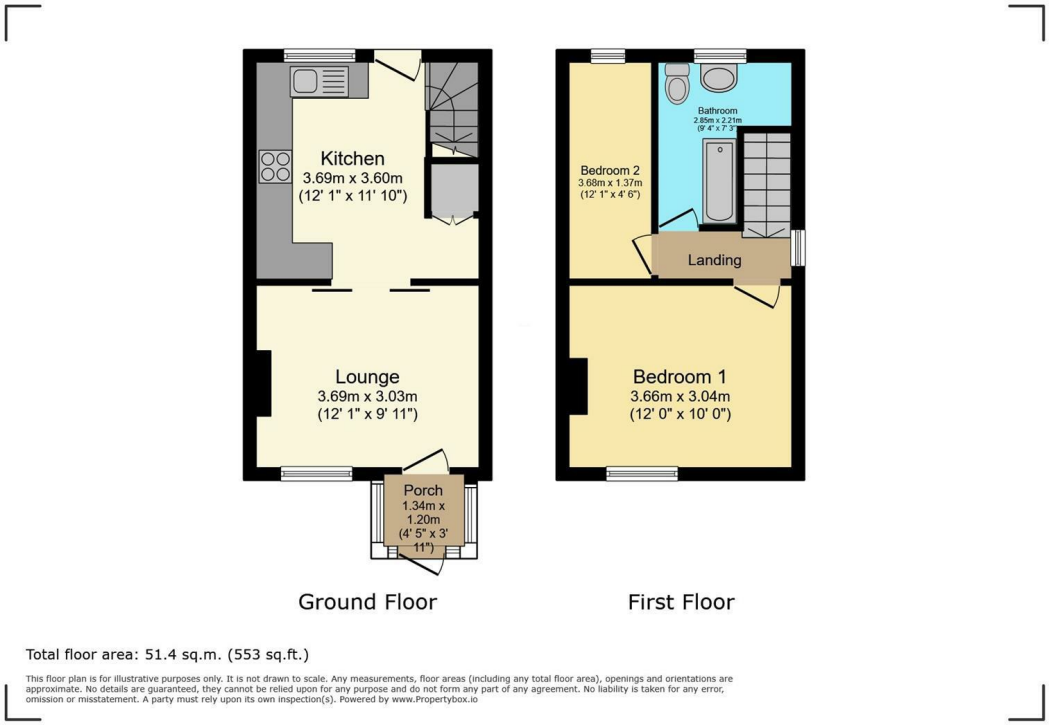


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

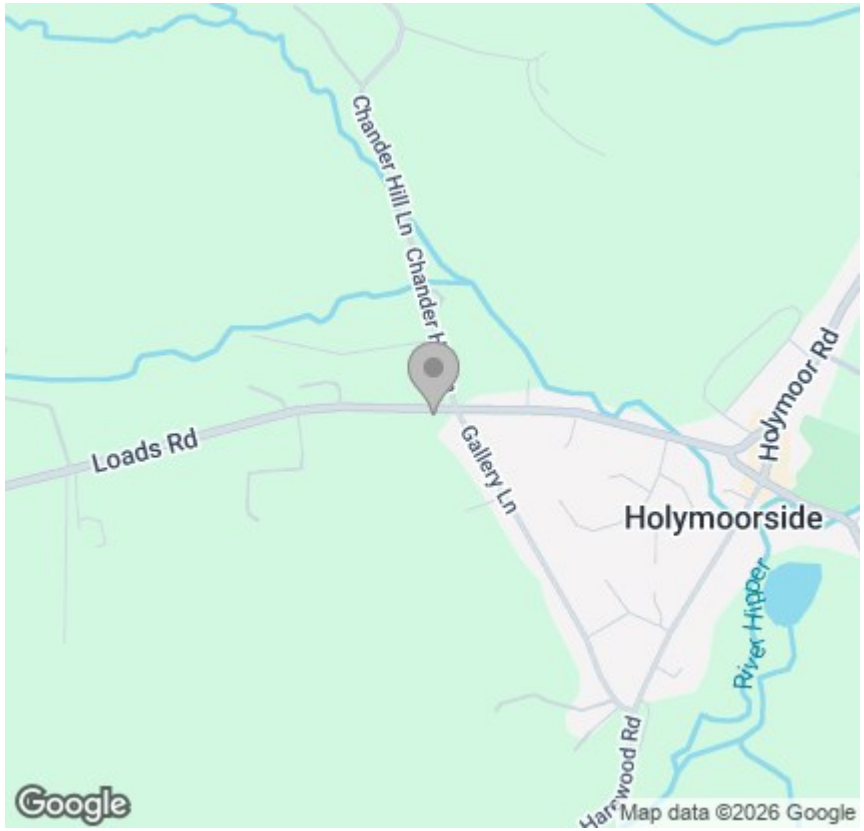
Floor Plan



Total floor area: 51.4 sq.m. (553 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

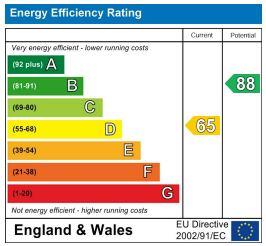
Area Map

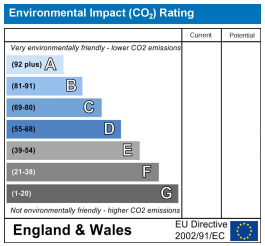


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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