



**w****ards**  
estate agents

**51 York Street**  
Hasland, Chesterfield, S41 0PN

**Guide price £220,000**

# 51 York Street

Hasland, Chesterfield, S41 0PN

Guide Price £220,000 - £230,000

Early viewing is highly recommended of this exceptionally refurbished THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE with sun blessed SOUTH WEST REAR GARDENS! Situated in this extremely sought after tree lined location, in this Highly Popular Village of Hasland, Conveniently located for all local shops, doctors, schools, parks, bus routes and with easy access of the Town Centre. Major road network routes are easily accessible including A61/A617/M1 along with the Train Station and Hospital.

Ideally suited for first time buyers or small families alike the generously proportioned extended family accommodation benefits from gas central heating with a Combi Boiler (serviced) and uPVC double glazing. On the ground floor:- side entrance hall, front bay fronted reception room, impressive open plan kitchen/extended dining area with cloakroom/WC off. Spacious first floor includes rear main double bedroom with rear aspect rooftop views, good sized second bedroom and versatile third bedroom which is currently used as a dressing room, but could also be office/study or home working room. Superb partly tiled family bathroom with 3 piece suite.

Front forecourt garden with low brick boundary walling and wrought iron gate with boscrete pathway leading to the side and rear of the property.

Fabulous enclosed SOUTH WEST FACING rear gardens with substantially fenced boundaries. Stone patio which is perfect for family and social fresco dining and enjoyment. Well tended lawns and further lower sun terrace.

## Additional Information

- Gas Central Heating -Combi boiler- serviced
- uPVC double glazed windows
- Internal Oak Doors
- Gross Internal Floor Area -82.5 Sq.m/ 887.5 Sq.Ft.
- Council Tax Band -B
- Secondary School Catchment Area-Hasland Hall Community School





**Side Entrance Hall**  
6'1" x 3'1" (1.85m x 0.94m)

Side composite entrance door with leaded obscure glazing leading into the hallway. Stairs climb to the first floor accommodation. Door into the front reception room and door into the dining kitchen.

**Reception Room**  
14'2" x 11'10" (4.32m x 3.61m)

Attractively presented bay fronted family reception room with feature decorated chimney wall having an Inset brick hearth which offers scope for log burner. Door to useful under stairs store cupboard. Fitted feature radiator to the bay area.



**Superb Integrated Kitchen**  
14'2" x 11'9" (4.32m x 3.58m)

Comprising of a full range of base and wall units with complementary work surfaces/upstands having a breakfast bar with inset composite sink with feature lighting above. Space for the Belling Range Dual Fuel Cooker which includes a 5 ring gas hob. Integrated dishwasher and wine chiller. Space for washing machine and fridge/freezer. Downlighting and laminate flooring. Wall mounted Ideal Combi Boiler which is serviced. Side aspect window. Open plan to the extended dining area.

**Open Plan Dining Room**  
10'8" x 7'10" (3.25m x 2.39m)

A perfect space for family/social entertaining and dining, complemented with views over the rear gardens and patio doors leading directly onto the stone patio area. Down lighting, laminate flooring and feature radiator.



**Cloakroom/WC**  
7'4" x 2'5" (2.24m x 0.74m)

Comprising of a 2 piece suite which includes a wash hand basin and low level WC.

**First Floor Landing**  
6'3" x 4'11" (1.91m x 1.50m)

Access to the first floor accommodation and to the insulated loft space.

**Double Main Bedroom**  
12'0" x 9'1" (3.66m x 2.77m)

Spacious neutrally decorated main double bedroom with rear aspect window overlooking the gardens. Useful walk in store cupboard.

**Double Bedroom Two**  
13'8" x 7'1" (4.17m x 2.16m)

A second double bedroom with front and side aspect windows. Open shelving.





### **Versatile Bedroom Three** 9'3" x 6'11" (2.82m x 2.11m)

Third good sized versatile bedroom with front aspect window. Is currently used as a dressing room but could also provide office/study or home working space.

### **Impressive Family Tiled Bathroom** 8'10" x 4'9" (2.69m x 1.45m)

Having half panelled feature walling and comprising of a 3 piece suite which includes a bath with 'brick' style tiling and mains rainfall shower and shower screen, wash hand basin set in vanity cupboard and low level WC. Chrome heated towel rail and down lighting.

### **Outside**

Front forecourt garden with low brick boundary walling and wrought iron gate with boscrete pathway leading to the side and rear of the property.

Fabulous enclosed SOUTH WEST FACING rear gardens with substantially fenced boundaries. Stone patio which is perfect for family and social fresco dining and enjoyment. Well tended lawns and further lower sun terrace.



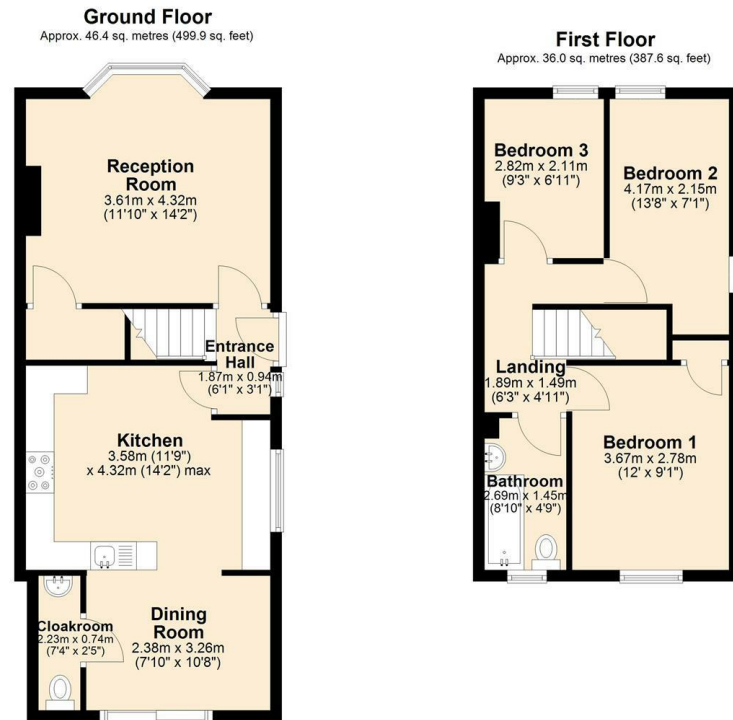
### **School catchment areas**

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

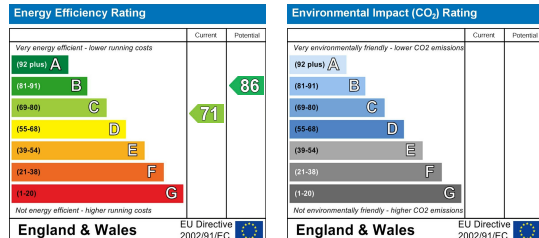


Total area: approx. 82.5 sq. metres (887.5 sq. feet)

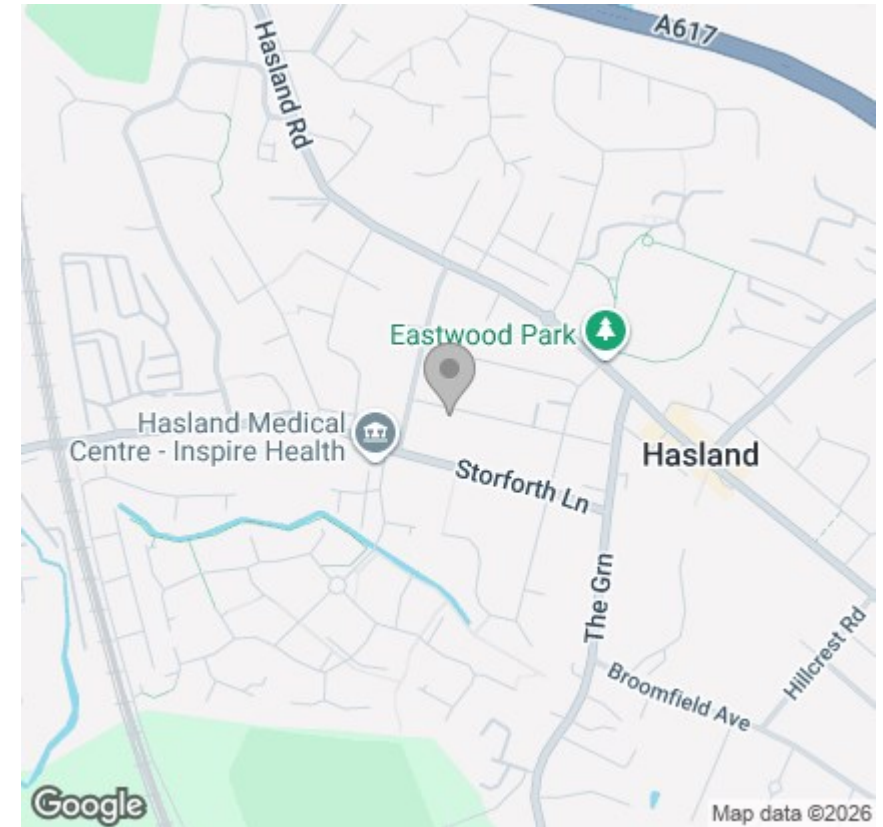
## Viewing

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



## Area Map



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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