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estate agents

40 Valley Road

Spital, Chesterfield, S41 0HA

Guide price £140,000

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Offered with NO CHAIN & IMMEDIATE POSSESSION

Early viewing is highly recommended of this well presented and maintained TWO DOUBLE BEDROOMED MID TERRACED HOUSE which is situated in this extremely sought after location with excellent access to local amenities, schools, bus routes, major commuter road networks (A617/A61 & M1 motorway J 29) Chesterfield Hospital and Train Station.

Well proportioned family accommodation benefits from recent internal re-decoration, gas central heating with a Combi boiler, uPVC double glazing and has recently been externally re-painted. Internally comprises of front reception room, dining room, rear fitted kitchen. To the first floor front main double bedroom, second rear double and family bathroom with 3 piece suite.

Ideally suited to first time buyers, young families or Investors alike!

Potential Yield of 6% per annum, based upon a purchase price of £145,000 and a monthly rental of £700 per month

Generous enclosed rear garden with brick wall boundaries and overlooking allotments. Low maintenance paved garden. Two raised flower beds. Right of way is given to the neighbour via a shared alleyway between 38 & 40. There is a flying freehold above the shared alleyway.





Additional Information

Gas Central Heating- Worcester Bosch Combi-serviced
uPVC double glazed windows
Re-Painted Externally April 2026
Current Gas & Electrical Certifications
Gross Internal Floor Area - 92.3 Sq.m/ 993.3 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-Hasland Hall Community School

Reception Room

12'4" x 11'11" (3.76m x 3.63m)

Front uPVC door leads into the family reception room with front aspect window.

Inner hallway

Door with access to the cellar

Cellar One

15'4" x 12'1" (4.67m x 3.68m)

Cellar Two

5'8" x 4'11" (1.73m x 1.50m)

Dining Room

12'4" x 11'9" (3.76m x 3.58m)

A second good sized reception room with rear aspect window. Staircase leads to the first floor.

Kitchen

9'6" x 6'4" (2.90m x 1.93m)

Comprising of a range of base and wall units with complimentary work surfaces and upstands with inset stainless steel sink. Integrated oven, hob with splash back and chimney extractor fan above. Space for fridge/freezer and washing machine. uPVC half glazed door to the rear.

First Floor Landing

15'3" x 2'9" (4.65m x 0.84m)

Access to two very useful storage cupboards.

Front Cupboard-Landing

5'10" x 2'11" (1.78m x 0.89m)

With useful shelving.

Rear Cupboard- Landing

5'8" x 2'11" (1.73m x 0.89m)

Access to the attic

Front Double Bedroom One

12'4" x 11'11" (3.76m x 3.63m)

Main double bedroom with front aspect window.





Rear Double Bedroom Two

11'10" x 9'3" (3.61m x 2.82m)

A second double bedroom with rear aspect window and useful storage cupboard

Cupboard-Bedroom 2

3'8" x 2'9" (1.12m x 0.84m)

Family Bathroom

9'4" x 8'2" (2.84m x 2.49m)

Comprising of a 3 piece suite which includes a bath with mains shower & screen, pedestal wash hand basin and low level WC. Anthracite heated towel rail, Vinyl flooring. Rear aspect obscure glazed window.

External Store

5'2" x 3'4" (1.57m x 1.02m)

Outside

Shared access pathway leads to the rear enclosed garden.

Generous enclosed rear garden with brick wall boundaries and overlooking allotments. Low maintenance paved garden. Two raised flower beds. Right of way is given to the neighbour via a shared alleyway between 38 & 40. There is a flying freehold above the shared alleyway.

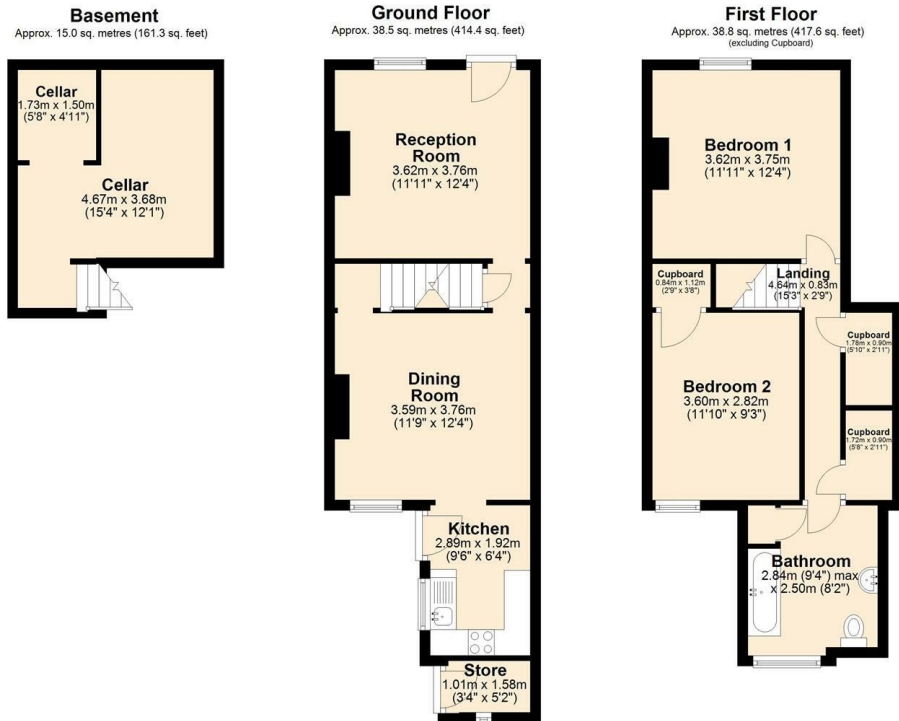


School catchment areas

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

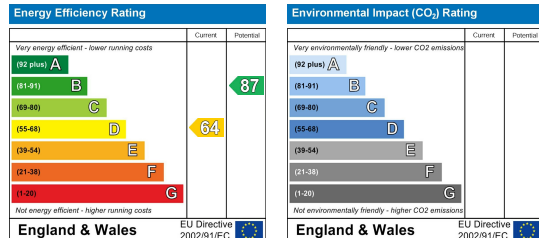


Total area: approx. 92.3 sq. metres (993.3 sq. feet)

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.

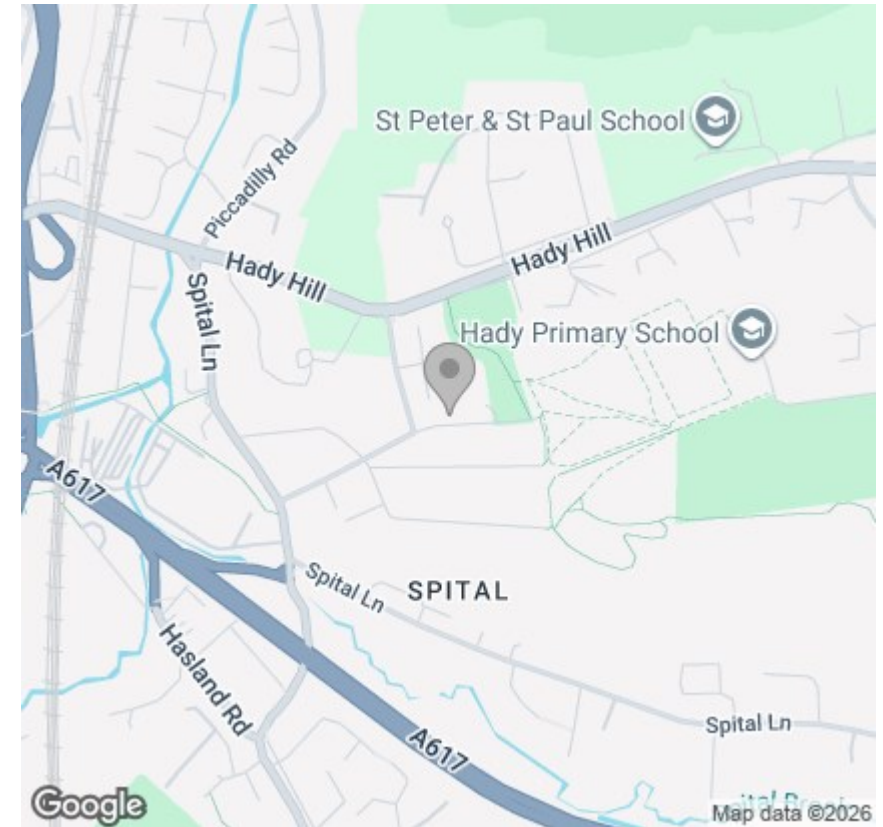
Energy Efficiency Graph



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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.

