

wards
estate agents

# 108 Holymoor Road

Holymoorside, Chesterfield, S42 7DU

**£299,950**

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## Holymoorside, Chesterfield, S42 7DU

Offered to the market with NO CHAIN & FABULOUS REAR VIEWS!

Early viewing is recommended of this property if you are searching for a spacious THREE BEDROOM SEMI DETACHED HOUSE that with a full scheme of modernisation works would make a fabulous home for first time buyers, small families, downsizers or investors alike!

Situated in this sought-after village of Holymoorside on the edge of the Peak District National Park. The village is surrounded by delightful open countryside where there are many fine walks, & the village still retains a village identity with many local societies & clubs. Amenities include local part-time post office, pubs, tennis courts, bowling green, playing fields, & churches, along with the highly regarded excellent primary school. Ideally located for the train station at Chesterfield & within commuting distance of Bakewell, Matlock, Dronfield, Sheffield, Leeds, Derby, Nottingham & the M1 motorway network.

Offering scope for rear extension (subject to consents) the property currently benefits from gas central heating, uPVC double glazing and comprises of entrance hall, reception room, rear kitchen, ground floor bathroom with separate WC. To the first floor:- main double bedroom, second double and good sized rear bedroom. Splendid rear countryside views!

Potential as similar nearby properties for front car standing space to the garden area(subject to planning consents) Generous enclosed SOUTH EAST FACING REAR GARDEN with good sized lawns and open rear aspect towards open countryside.

























## Additional Information

Gas Central Heating-Ideal Combi boiler has been regularly maintained. Radiators do not have adjustable temperature valves.
uPVC Double Glazed Windows
Consumer board installed in 1970's so requires updating/replacing
Entire house will require plastering, decorating and flooring replaced.
Front and rear doors replaced around 2024 with expensive high security doors.
Gross Internal Floor Area- 81.9 Sq.m/ 881.1 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Brookfield Community School

## Entrance Hall

3'9" x 2'10" (1.14m x 0.86m)

Light switch, needs replacing/repair as you are unable to turn the hallway/landing lights on from ground floor. Front and rear doors replaced around 2024 with expensive high security doors. Under stairs store cupboard with electric meter box.

## Kitchen

11'6" x 10'7" (3.51m x 3.23m)

Requires an entire new kitchen. Cooker fitting is for electric and not gas. Some prior damage to ceiling which has been previously repaired but may need addressing. Kitchen has a flat roof which was professionally replaced and sealed around 2023

## Reception Room

15'3" x 12'10" (4.65m x 3.91m)

Wall panelling and stone fireplace with gas fire which has been condemned by Cadent Gas.

## Inner Hallway

6'9" x 2'11" (2.06m x 0.89m)

Access to the shower room and separate WC

## Shower Room

5'1" x 4'6" (1.55m x 1.37m)

New bathroom suite required. WC is functional, however the taps on bath & sink have currently seized. Potential to knock through to the WC(subject to consents)

## WC

5'1" x 2'4" (1.55m x 0.71m)

WC is functional, however

## First Floor Landing

13'10" x 6'4" (4.22m x 1.93m)

Access to the attic space. Useful linen/store cupboard.

## Front Double Bedroom One

12'5" x 10'11" (3.78m x 3.33m)

Main double bedroom with pleasant front aspect













## Rear Double Bedroom Two
11'9" x 10'4" (3.58m x 3.15m)

A second double bedroom with fabulous views towards open countryside

## Rear Bedroom Three
8'7" x 8'4" (2.62m x 2.54m)

Good size 3rd bedroom with a large cupboard with an Ideal Combi gas boiler. Options to move the boiler to the kitchen, or cupboard on landing. Possibly reduce the size of the cupboard and have an access door at front to create space in the room(subject to consents)

## External Store
8'5" x 6'3" (2.57m x 1.91m)

## External Store
4'5" x 2'10" (1.35m x 0.86m)

## Outside
Potential as similar nearby properties for front car standing space to the garden area(subject to planning consents)

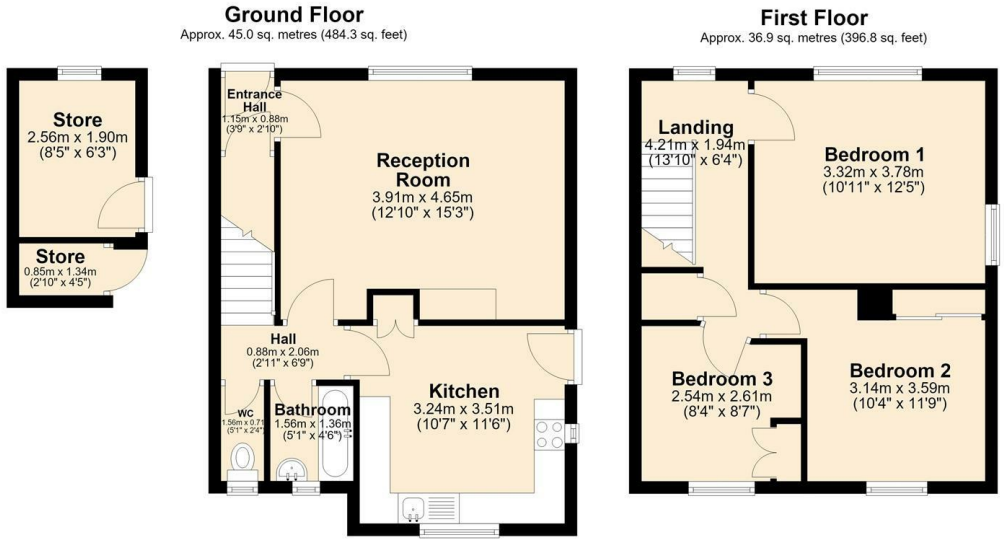
Generous enclosed SOUTH EAST FACING REAR GARDEN with good sized lawns and open rear aspect towards open countryside. Two external brick stores.

### 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.

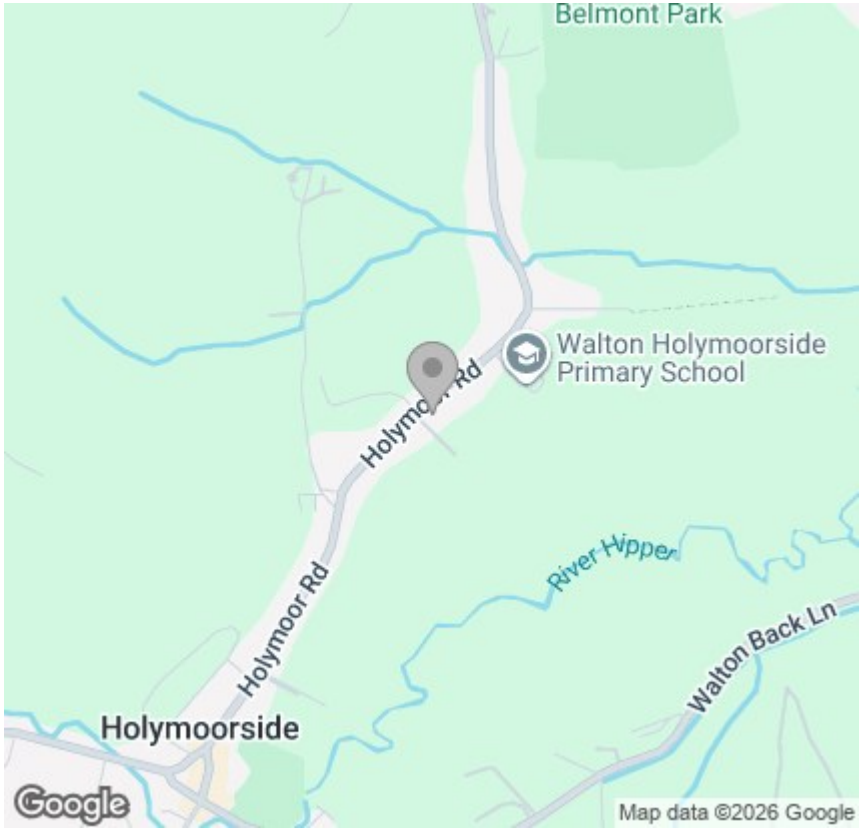
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan




Total area: approx. 81.9 sq. metres (881.1 sq. feet)

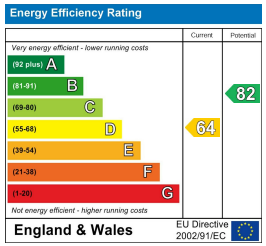
## Area Map

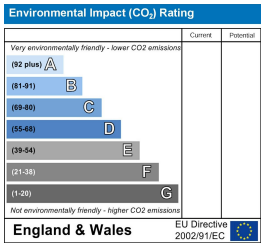



## Viewing

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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