

**PARK HALL AVENUE ,
WALTON,
CHESTERFIELD,
DERBYSHIRE, S42 7LR**



Rental £850 pcm / Bond £980

**2 bedroom House available 17 May
2025**



Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

- * Unfurnished
- * Parking
- * EPC Rating - tbc

- * Two bedrooms
- * Garden

- * Council Tax Band "B"
- * Very well presented

Situation

DESCRIPTION – A modern two bedroom town house, upgraded over recent years, standing within a sought after residential location. The property has been upgraded throughout and externally includes parking for two cars, garage and low maintenance gardens. The property is well suited to the busy professional seeking a long term easily managed home. Good road communications lead to the surrounding centres of employment with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The A61/A38 and M1 corridors to further afield are also close by. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING - D COUNCIL TAX – Chesterfield Borough Council Band B TENANCY – Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant will be responsible for Council Tax, water rates and all statutory costs. DIRECTIONS – Proceed out of Chesterfield town centre on the A619 Chatsworth Road turning left at the Morrisons roundabout. Proceed up the hill and turn right onto Moorland View Road. Take the first right after the shops into Breckland Road, which turns into Somersby Avenue, and then take the fourth right into Park Hall Avenue. The property can be found on the left hand side, identified by the agents To Let board.

Bedroom 1 - double (First Floor)

Bedroom 2 - double (First Floor)

All measurements are approximate.

Further Information

The deposit required is £980

The landlord has requested to include The Landlord hereby agrees to provide fridge-freezer and washing machine. The Landlord will not be responsible for the maintenance or replacement of these appliances once the warranty period has expired.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Directions

For directions please see property description.

Accommodation

Entrance porch (Ground Floor)

Fitted dining kitchen (Ground Floor)

Sitting room (Ground Floor)

Bathroom (First Floor)

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