

**WILLIAMTHORPE ROAD ,
NORTH WINGFIELD,
CHESTERFIELD,
DERBYSHIRE, S42 5NR**



Rental £850 pcm / Bond £980

3 bedroom House available Now



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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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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
- * EPC Rating D
- * Two bedrooms
- * Off Road Parking

- * Close to all local amenities
- * Council Band Tax "A"
- * Converted attic space

- * Very well presented
- * Pets considered
- * Garden

Situation

DESCRIPTION – An attractive end terrace house, located on the edge of the village handy for the M1 motorway and other commuter links. The accommodation comprises sitting room, dining kitchen, utility room and shower room to the ground floor, with two bedrooms and bathroom at first floor level, then with a converted room to the attic / second floor. Outside, there is a modest garden to the front with a larger garden at the rear where there is off road parking. The property is close to the 5 Pits Trail, and lies less than one mile from the village centre and local amenities in North Wingfield, with more extensive facilities and amenities in nearby Clay Cross and with the larger town of Chesterfield around 5 miles distance. The property is ideally suited to the growing family, single occupant or professional couple and a viewing is recommended.

VIEWINGS – via the Matlock Office 01629 580228. **TO LET** - Unfurnished **OUTSIDE & PARKING** Modest garden to the front, larger garden at the rear. Off road parking to the rear (accessed by the side of no. 184) **SERVICES** – All mains services are available to the property. **EPC RATING** - D **COUNCIL TAX** – Band A (North East Derbyshire District Council) **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** – Leave Chesterfield on Hasland Road passing through Hasland and onto Mansfield Road. On reaching the roundabout proceed across and follow the road to the next T-junction. Turn right onto keeping on Mansfield Road and proceed for around ¼ of a mile before turning right onto Chesterfield Road. Follow the road for around a mile and on reaching a roundabout take the third exit onto Williamthorpe Road, as signed North Wingfield.

Bathroom (First Floor)

Bedroom 1 - double (First Floor)

Bedroom 2 - double (First Floor)

Attic room (Second Floor)

All measurements are approximate.

Further Information

The deposit required is £980

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

See property description for full directions.

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