

bothams <sup>1871</sup>



7 Yarncliff Close

, Chesterfield, S40 4JA

Guide Price £140,000



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## 7 Yarncliff Close

, Chesterfield, S40 4JA

\*\*\* Guide price £140,000 - £150,000 \*\*\*

A spacious extended mid town-house in this sought after location, providing well-presented and flexible accommodation throughout.

A viewing is essential to appreciate the accommodation on offer.

### 7 Yarncliff Close

This spacious mid-town house has been extended to the ground floor to offer well-presented and flexible accommodation throughout, providing an excellent opportunity for a first time buyer or an investor.

The property is situated in a popular residential area close to Loundsley Green Park, and a short distance to Chesterfield town centre and the array of amenities on offer, with excellent transport links.

A viewing is essential to appreciate the potential on offer.







### The Accommodation

The accommodation comprises of an entrance porch to the front of the property, from which stairs rise to the first floor, and doors open into the spacious kitchen diner, and the well-proportioned living room.

To the rear of the property is an extension which comprises of a garden room and a utility room. The garden room has not been finished in terms of decoration, allowing a prospective purchaser to finish off as desired.

To the first floor are two well-proportioned double bedrooms, with Bedroom One previously being two separate bedrooms which were opened out to create a spacious master bedroom, but could easily be reconfigured to provide another bedroom and return the property to three bedrooms. There is also a beautifully fitted family bathroom with stylish tiling.

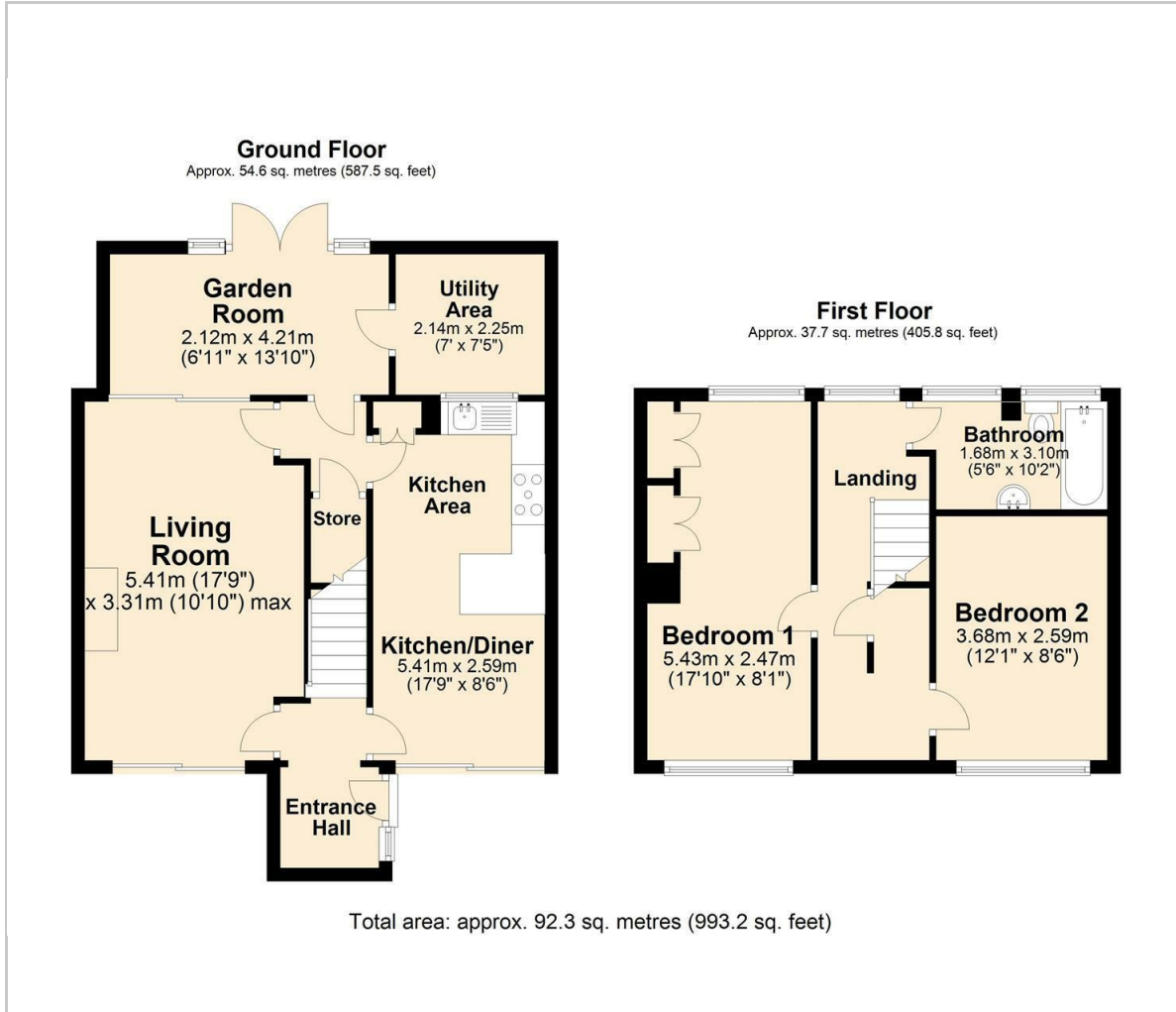
### Outside

The property is set back from the road with established hedges providing screening and privacy.

To the rear of the property is a delightful south facing garden with a patio area directly to the rear of the kitchen-diner ideal for entertaining. The garden is predominantly laid to lawn, with fence borders providing a secure and private outdoor space.



## Floor Plan



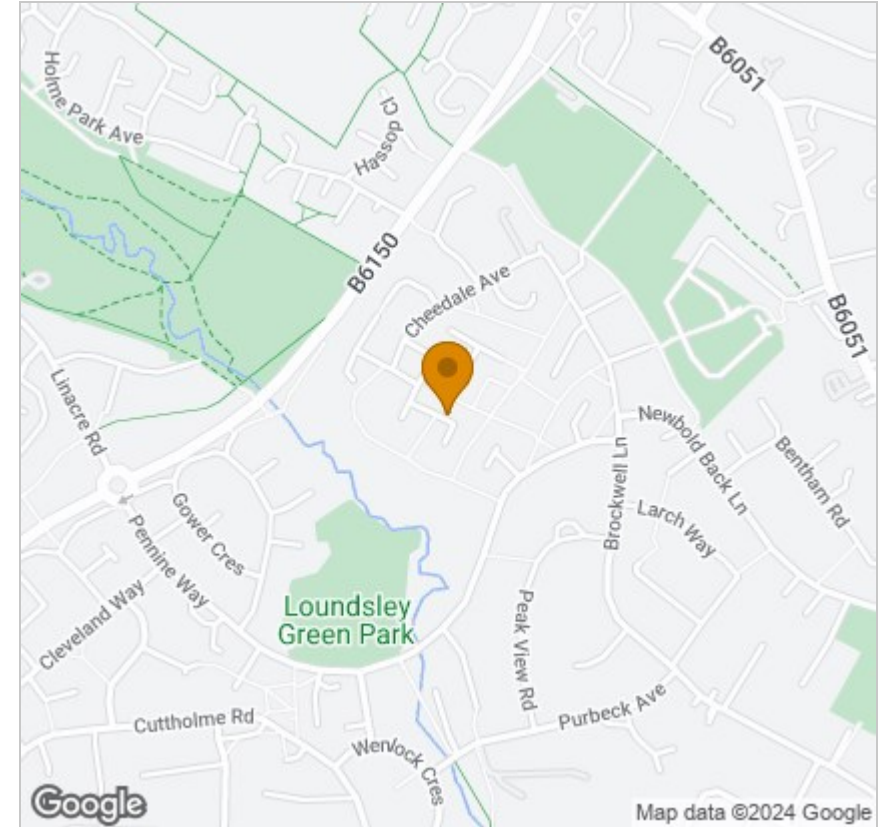
## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

