

## Close Street, Hemsworth



**£700 Per Calendar Month**



2



1



2



68

Crown Estate Agents are proud to present this two bed mid terraced home, located within the popular area of Hemsworth. Situated close to local amenities including shops, schools and supermarkets. Public transport links are within easy reach along with motorway networks.



- Good Sized Reception Rooms
- Kitchen And Dining Room
- Large Master Bedroom
- Family Bathroom
- Front And Rear Garden
- Off Street Parking To The Rear with On Street Parking To The Front
- Gas Central Heating
- Bond £700 Holding Fee £150
- Council Tax Band A
- EPC Grade B

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Living Room

15'3" x 12'0" (4.65m x 3.66m)

A spacious living area comprising of a central heating radiator and UPVC double glazed window to the front aspect, as well as a fireplace with ornamental surround, coved ceiling and a staircase leading to the 1st floor landing.

### Dining Room

12'10" x 12'0" (3.91m x 3.66m)

Following on from the lounge, you are greeted by a airy dining area which comprises of a picture window to the rear aspect of the property, a storage cupboard, a central heating radiator and tiled flooring.

### Kitchen

9'9 x 7'4 (2.97m x 2.24m)

A bright kitchen area which involves a single sink drainer, fitted work surfaces with drawers and cupboards. a wall mounted gas boiler and plumbing for a washing machine, free standing electric cooker with tiled surround, a picture window to the rear aspect of the property, tiled flooring and an exit door to the rear garden.

### Landing

To the first floor, you are greeted by a landing area which comprises of a central heating radiator and access to the loft.

### Bedroom One

12'6 x 11'11 (3.81m x 3.63m)

Double bedroom with storage cupboard, central heating radiator, coved ceiling, and UPVC double glazed window to the front aspect.

### Bedroom two

12'10 x 6'0 (3.91m x 1.83m)

UPVC double glazed window, coved ceiling and a central heating radiator.

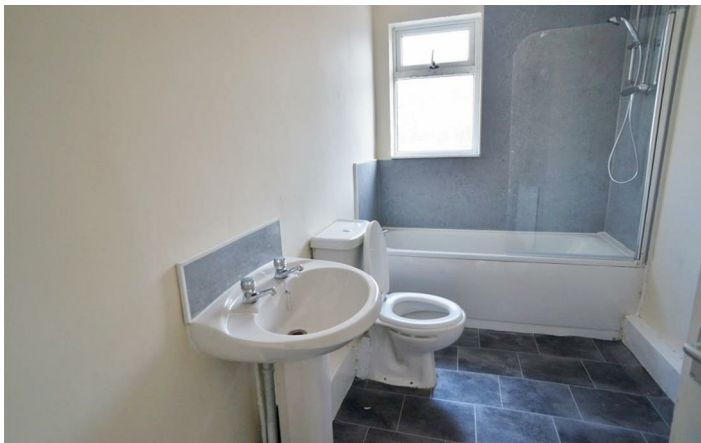
### Family Bathroom

9'9 x 5'7 (2.97m x 1.70m)

UPVC double glazed window and a central heating radiator. White suite comprising of a pedestal hand wash basin, low flush WC and rectangular panelled bath with power shower over and glass screen. Part tiled walls and storage cupboard.

### Enclosed Rear Yard

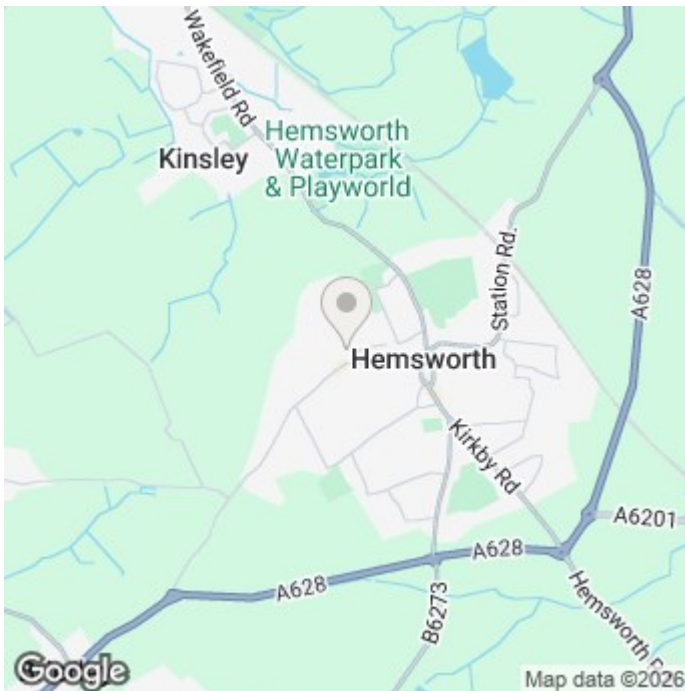
Double wrought iron gates for car access and a small garden area with off street parking.



FLOOR PLAN



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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