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LOCKWOOD  
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ESTD 1840



Wild Winds, Bradford, Youlgrave, DE45 1WG

# Wild Winds, Bradford

YOULGRAVE, DE45 1WG

**Price :** Offers In The Region Of £495,000

**Tenure :** Freehold

**EPC Rating :** D

**Council Tax :** Band E

**Local Authority :** Derbyshire Dales

- Three bedroomed detached bungalow
- Potential for extension and re-development
- Far-reaching views and spectacular setting
- Entrance hall
- Sitting room with dining area
- Kitchen
- Shower room
- Single garage
- Extensive off-road parking



A three bedroomed detached bungalow beautifully positioned in the Peak District village of Youlgrave with extensive off-road parking, impressive views and stunning gardens. Occupying a spectacular location with far-reaching south facing views across the valley and local countryside, this lovely bungalow has accommodation arranged over one floor and offers potential to extend and re-develop subject to planning consents. The property is located on a quiet no-through road and overlooks the River Bradford.



The front door opens to an entrance hall with access to all accommodation. The dual aspect living room has large windows providing superb natural light and spectacular views across the valley. The L-shaped room features a dining area and fireplace set within brick. Accessed from the dining area is a kitchen with a range of solid wood unit with worktops incorporating a double oven, four burner hob and stainless steel sink and drainer.

Accessed off the kitchen is a rear porch leading out to the garden. Bedroom one is accessed from the entrance hall with a front facing view and fitted wardrobe. Bedroom two has a side facing aspect with fitted wardrobe. Bedroom three is a box room with fitted wardrobe and rear aspect. A family wet room features a walk-in shower area, low flush WC, pedestal washbasin and heated towel rail.

Outside to the front of the property is a blocked paved driveway leading to an extensive parking area with turning space and access to the single garage.

The property stands beautifully within its plot with magnificent views to the River Bradford and surrounding Peak District countryside. The gardens feature a level lawn, gravel gardens and patio terrace from which you can enjoy the views.

The property is offered to the market with no onward chain.

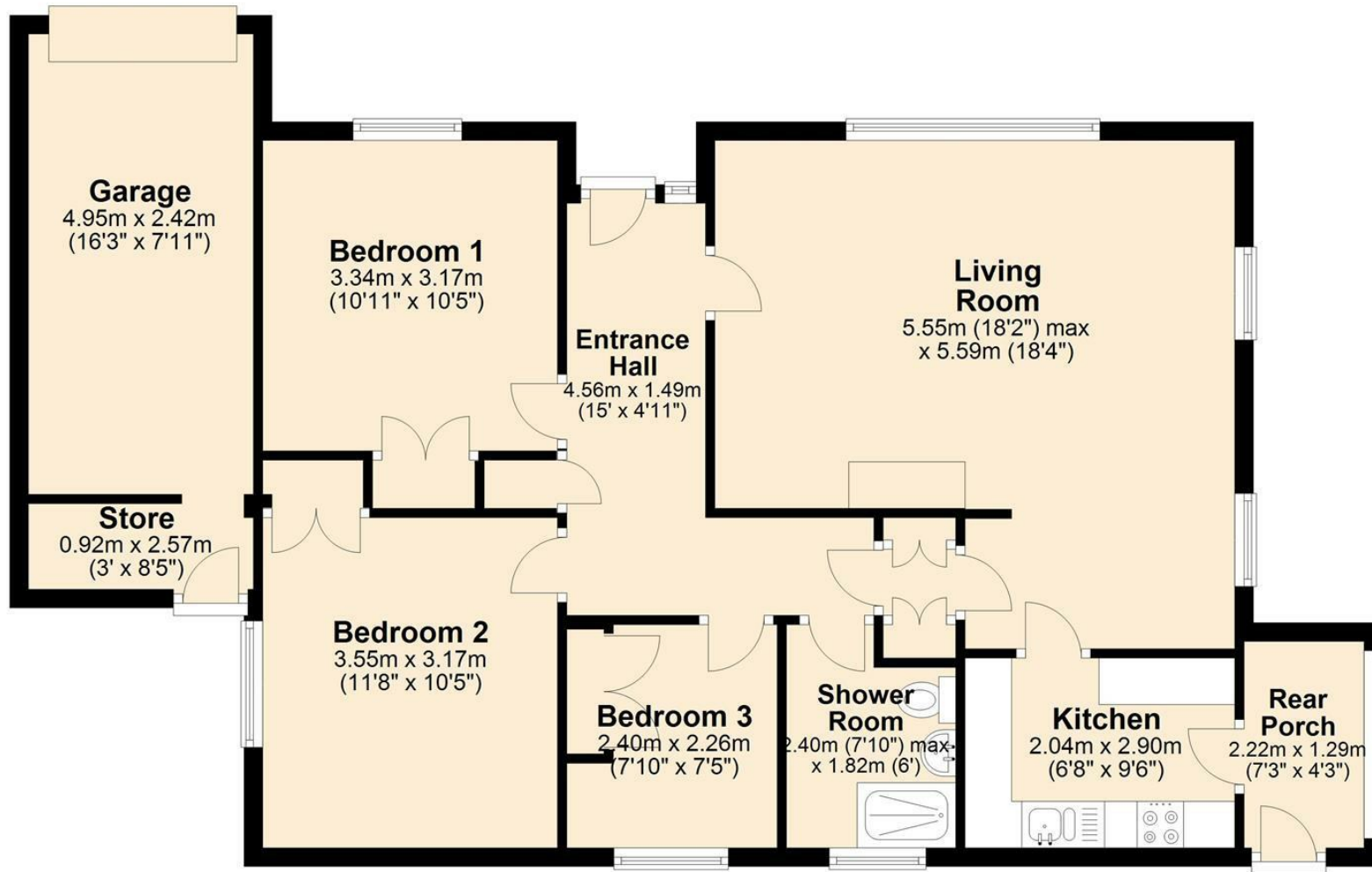






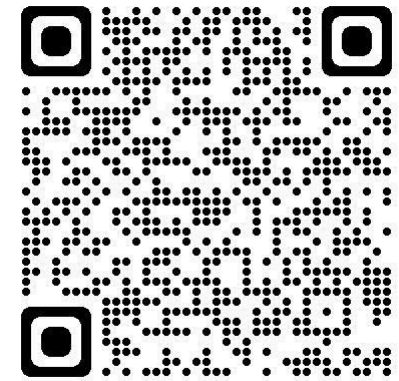
## Ground Floor

Approx. 96.3 sq. metres (1037.1 sq. feet)



Total area: approx. 96.3 sq. metres (1037.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

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