



2 East View, Bradford, Youlgrave, Bakewell, DE45 1WG

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A one bedroomed mid terraced cottage beautifully located in the village of Youlgreave with large separate garden/ amenity land across the lane. The property is offered to the market with no onward chain and benefits from accommodation over two floors and UPVC double glazing.

The front door opens to the sitting room with front facing aspect and fireplace with wood burning stove. The kitchen features a range of solid wood units with work tops over incorporating stainless steel sink and drainer and space for oven and fridge freezer. There is convenient walk in storage with plumbing for washing machine. Accessed off the kitchen is a conservatory with tiled flooring and a door leading to the rear yard.

From the sitting room stairs rise to the first floor landing. Bedroom one is a generous double bedroom with solid wood flooring, fitted storage and lovely views across the front garden. The bathroom comprises low flush WC, pedestal wash basin and bath with electric shower over.

Outside, to the rear of the property is an easily maintained yard with timber shed.

Opposite the property across the lane is a large garden with lawn, patio and dwarf stone wall ideal for a large vegetable patch or amenity land. From the garden there are lovely views across local countryside and there is pedestrian access from Bradford road.

- Once bedroomed mid terraced cottage in the village of Youlgreave
- Sitting room with stove
- Large garden, amenity land across the lane
- Kitchen
- Conservatory
- Double bedroom with pleasant outlook
- Spacious bathroom
- Small garden to rear of property
- Offered to the market with no onward chain
- Lovely location near Bradford Dale

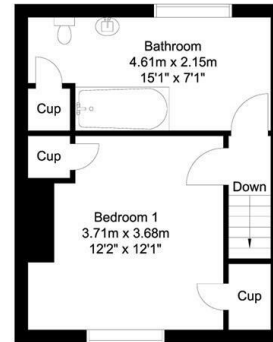




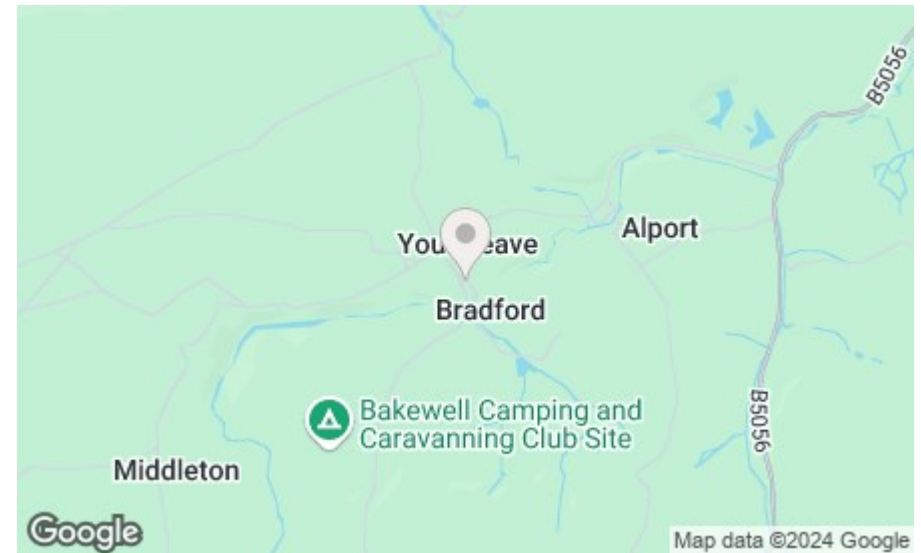
Ground Floor  
34 sq m/365.97 sq ft  
Approx.



First Floor  
27 sq m/290.62 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2024



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