



Post Box House, Fountain Square, Church Street

Youlgrave, DE45 1UR

A spacious two/three bedroomed semi-detached home beautifully positioned in the heart of Youlgrave, benefitting from off road parking and an easily maintained rear yard. This charming cottage overlooks Fountain Square and offers generously proportioned accommodation arranged over two floors with UPVC double glazing throughout. The property is offered to the market with no upward chain and an internal viewing is essential.

The front door opens to a spacious sitting room with side facing aspect and beams to the ceiling. The focal point of the room is provided by a fireplace with wood burning stove. Adjoining the reception room is a dining area and access to a barrel arched cellar.

The kitchen has a range of solid wood units with extensive worktop space



- SPACIOUS SEMI DETACHED TWO/THREE BEDROOM HOME IN THE VILLAGE OF YOULGRAVE
- L SHAPED KITCHEN
- FAMILY BATHROOM
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SUPERB POSITION OVERLOOKING FOUNTAIN SQUARE
- DOWNSTAIRS WC AND REAR PORCH
- TWO/THREE BEDROOMS
- SPACIOUS SITTING ROOM WITH DINING AREA
- FURTHER DUAL ASPECT RECEPTION ROOM
- REQUIRES RENOVATION THROUGHOUT AND INSTALLATION OF CENTRAL HEATING



incorporating a ceramic sink and drainer, undercounter fridge, induction hob with extractor hood and double oven. There is also a washing machine. Accessed from the kitchen is a porch with separate wc and a UPVC glazed door leading to the garden.

From the sitting room a small lobby leads to a store room and a dual aspect reception room with lovely views across Fountain Square. The room features a fireplace with electric fire.

Stairs rise to the first floor landing with access to all rooms. Bedroom One is a spacious double bedroom with a lovely aspect across Fountain Square. A door leads to a further room with side facing window and solid wood flooring. There is potential and space to reconfigure into a third bedroom. Bedroom Two is a spacious double bedroom with side aspect and walk in wardrobe.

A family shower room completes the accommodation featuring low flush wc, wash basin and a shower enclosure with electric shower.

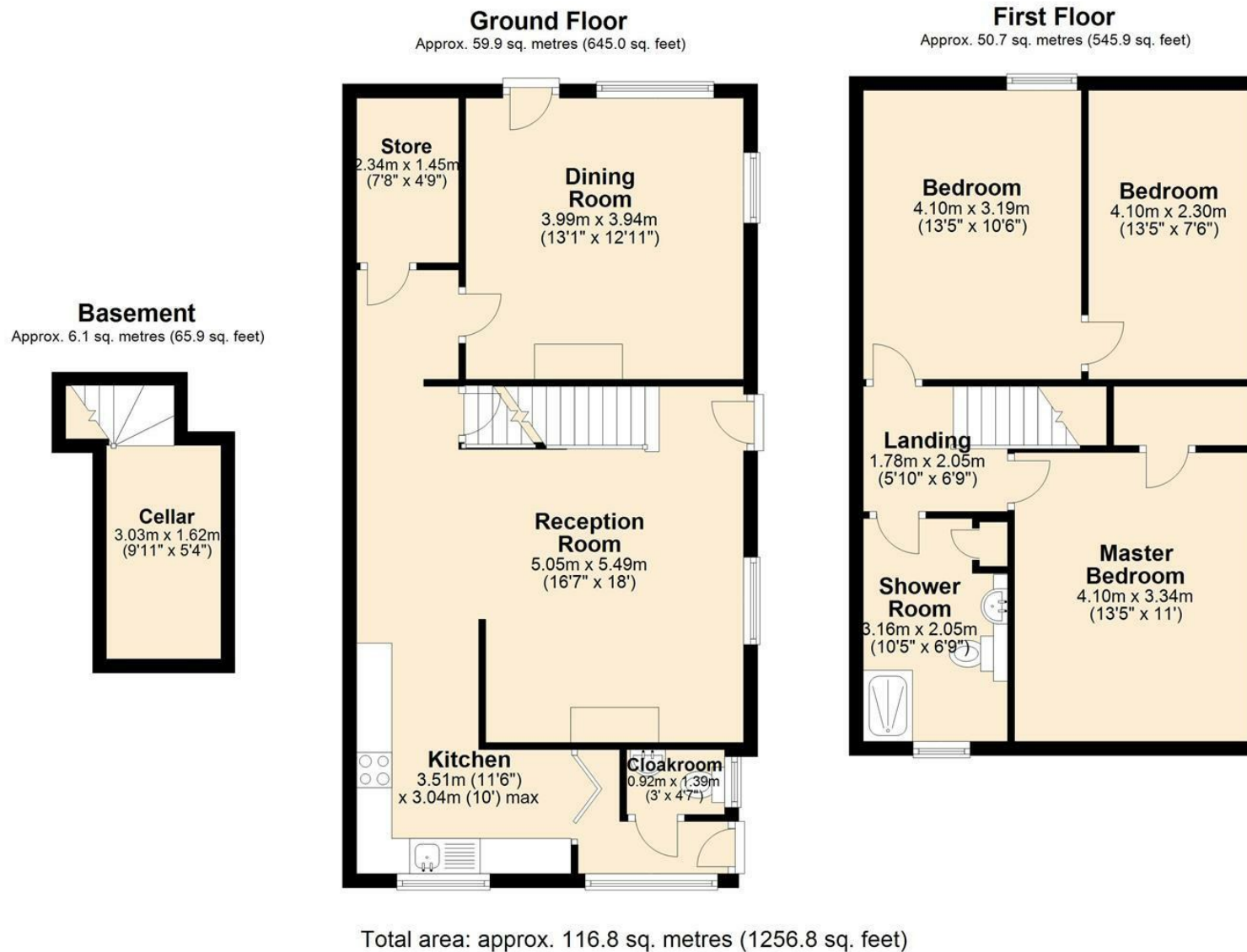
Outside, to the side of the property is driveway parking for one vehicle. To the rear of the property is an easily maintained gravelled yard with a timber shed.

Please note the driveway must remain clear as there is a right of way for the neighbouring property.









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.



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