



17, The Square

Middleton-by Youlgrave, DE45 1LS

A charming Grade II listed two bedroomed cottage, beautifully positioned in the village of Middleton by Youlgrave benefitting from stylish, topiary gardens, rear garden and useful outbuildings. Occupying a lovely setting, overlooking the historic square, this stylish home has accommodation arranged over two floors, including beams to the ceiling, stunning staircase, and a spacious dining kitchen.

The front door opens to the sitting room with two front facing mullioned windows and a fireplace with wood burning stove. The room features fitted shelving, cabinetry, and light beams the ceiling. A latch door opens to the dining kitchen with a range of solid wood units with worktops over incorporating stainless steel sink and drainer. The room as an original chimney breast and space for dining table and chairs. The dining kitchen features an electric Aga and a glazed door opens to the garden.

A latched door from the kitchen opens to a downstairs shower room with a wet room/ shower area, and utility area with space and plumbing for washing machine dryer.

An impressive oak staircase leads to the first floor landing with access to all rooms. Bedroom one is a double bedroom with fitted wardrobes and lovely aspect across the square. Bedroom two is a single bedroom with rear facing aspect across the garden, wardrobe and beams to the ceiling. A first floor WC serves both bedrooms with wash basin.

Outside to the front of the property is an attractive



- Grade II listed mid terraced home in the village of Middleton by Youlgrave
- Delightful gardens to front and rear with outbuildings
- For Sale by Modern Auction - T&C's apply
- The Modern Method of Auction
- Sitting room with wood burning stove. dining kitchen with AGA
- Spacious master bedroom and further single bedroom
- Subject to Reserve Price
- Wet room/utility area
- Offered to the market with no onward chain
- Buyers fees apply



topiary garden with and wrought iron gate providing access to the front of the property. Stone flagged seating areas overlook the square. To the rear of the property is a garden laid to lawn with pleasant views, two lockable sheds and one wood store. Immediately to the rear of property is an area of hardstanding, ideal for sitting out during summer months

Services

Electric hot water, electric panel heaters, mains drainage, water meter

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack, please contact the iamsold team.

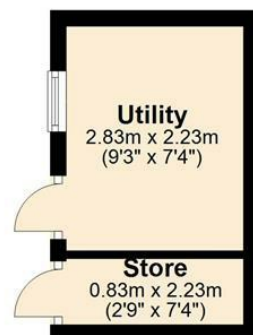
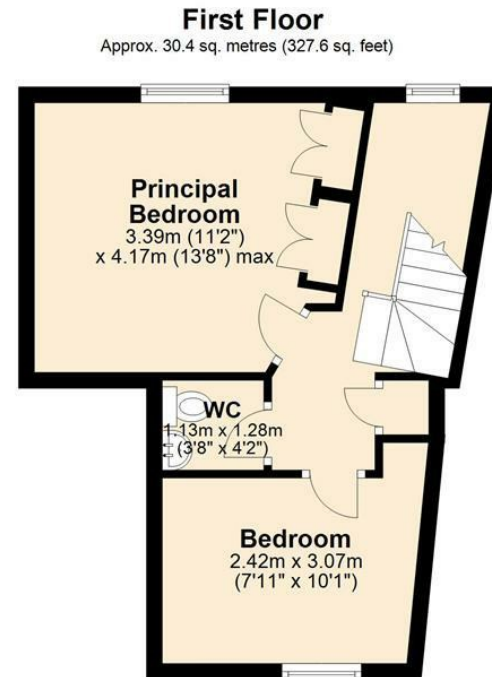
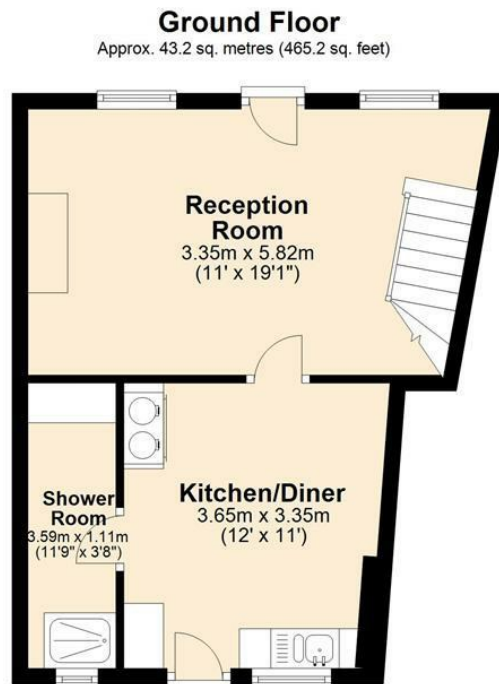
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.



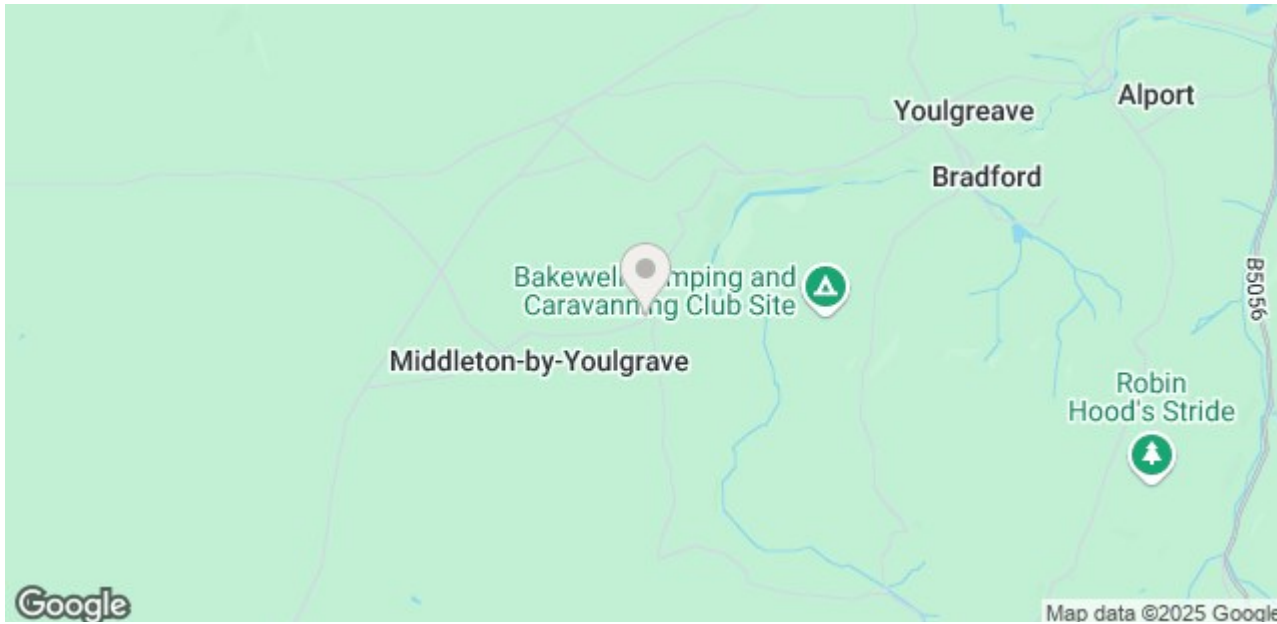






Total area: approx. 73.7 sq. metres (792.8 sq. feet)

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

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.