



17a. High Street
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

17a. High Street
Buxton
Derbyshire, SK17 6ET



Per Calendar Month
£850 Per Calendar Month

Kitchen

Upvc window and door to rear. Fitted with a matching range of wall and base units with drawers with worksurfaces over. One and half bowl stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine and space for fridge freezer. Electric 'Miele' steam oven and hob with extractor hood over and stainless steel splashback. Wall mounted 'Worcester' has combi boiler. Radiator. Laminate flooring.

Hallway

With built in storage cupboard and shelving. Stairs off leading to the first floor.

Lounge

With Sash bay window to front. Radiator. Ceiling coving. Original cast iron fire place for decorative purposes only.

Office

With Sash window to front. Cupboard housing the domestic meters. Radiator.

Second Floor Half Landing

Bedroom

Upvc window to rear. Radiator. Built in wardrobe. Cast iron fire place for decorative purposes only.

Landing

Lost access.

Bedroom

With Sash window to front. Radiator. Shelving. Cast iron fire place surround for decorative purposes only.

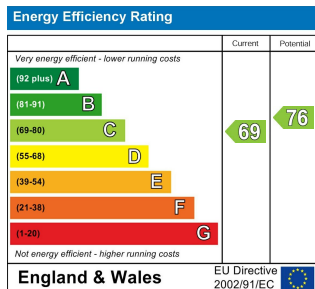


Staffordshire - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Bathroom

Fitted with a paneled bath, wash hand basin, wc and corner shower cubical with wall mounted shower. Partially tiled walls. Sash window to front. Radiator. Large built in storage cupboard.

Rear Yard

The property is accessed off the walkway which is off High Street, and can be accessed via the cattle market or Clough Street. A gated yard with iron steps leads to the property. Please note, the yard belongs to the office below, however access is allowed and tenants can enjoy this area within reason.

Viewings- By prior appointment through the Agents. Bury & Hilton Buxton office Tel: 01298 27524

Application - Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Proof of ID - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.

References - References through HomeLet will be applied for by Bury and Hilton.

Deposit - A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

The property is offered on an Assured Shorthold Tenancy which will be prepared by Bury & Hilton on behalf of the Landlord for an initial period of 6 months

HPBC- A

EPC- C

Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Part of the Bagshaws Partnership



Land · Property · Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | propertymark

