



High Street



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

# Rock Cottage, High Street

## Derbyshire, SK17 0PG



\* A three storey semi-detached stone cottage which offers deceptively large accommodation throughout retaining charm and character centrally positioned within a thriving Peak District village.

\* The property benefits from central heating, double glazing and log burner.

\* The accommodation briefly comprises: Ground floor: Living Room and Kitchen / Diner. First floor: Landing Area, Two bedrooms and Bathroom. Second floor: Large attic Bedroom.

**Per Calendar Month**  
**£800 Per Calendar Month**

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### Living Room

13'5 x 12'5

Radiator. Log burner.

### Kitchen / Diner

13'8 x 13'11

Wall and base units. Stainless steel unit with drainer, rinser bowl and mixer tap. Radiator. Tiled floor. Stairs off. Spotlights. Central heating boiler.

### First Floor

#### Landing Area

Radiator. Stairs off.

#### Bedroom

12'11 x 12'3

Radiator.

#### Bedroom

8'5 x 7'

Radiator.

#### Bathroom

6'1 x 7'5

Bath with shower over. W.c. Wash basin. Radiator.

### Second Floor

#### Landing Area

Loft access.

#### Bedroom

18'8 x 12'9

Radiator x 2. Sky light. Airing cupboard.

#### Outside

Communal rear yard with rear access.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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