



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 property can be offered to let as Part Furnished or Unfurnished whichever a prospective tenant requires.

Per Calendar Month
£800 Per Calendar Month

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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 | |



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 |
| Uttexeter | 01889 562811 |