



19 New Road, Youlgrave, Derbyshire, DE45 1WP

Saxton Mee

19 New Road

Youlgrave

Offers In The Region Of

£265,000

A Picturesque Setting In A Pretty Derbyshire Village.

A three bedroom semi-detached property with easily managed gardens and off road parking. Occupying a peaceful residential setting in the popular Peak Park village of Youlgrave, close to the local shops, primary school and café. With access to many local walks at Bradford Dale as well as the many adjoining villages. Bakewell and Matlock offer a wealth of amenities and leisure facilities.

The well presented accommodation with gas central heating comprises: entrance hall with WC, a fitted kitchen with integrated appliances and storage cupboard, a dining area and rear entrance lobby. A dual aspect sitting room with a log burning stove.

First floor: landing, three bedrooms and a bathroom.

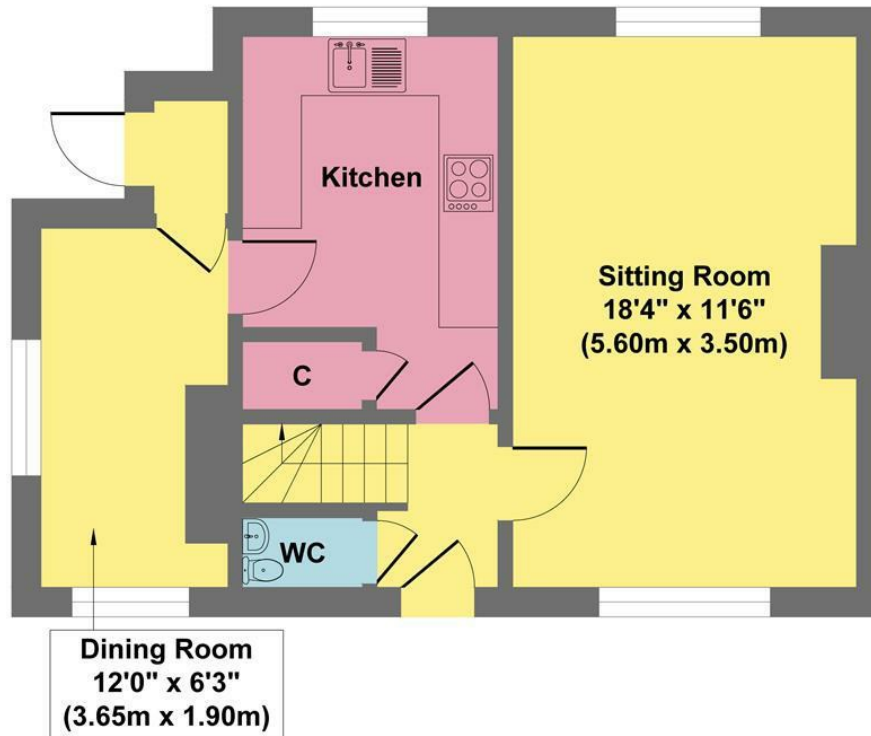
Exterior: off road parking and easily managed gardens.

- Pretty Peak District Village With Direct Access To Many Local Walks
- Well Presented Throughout
- A Thriving Village Community With Excellent Amenities
- Within Lady Manners School Catchment
- No Upward Chain
- Easily Managed Garden
- Peaceful Residential Setting
- Off Road Parking
- EPC: Rated D
- Viewings: Bakewell Office

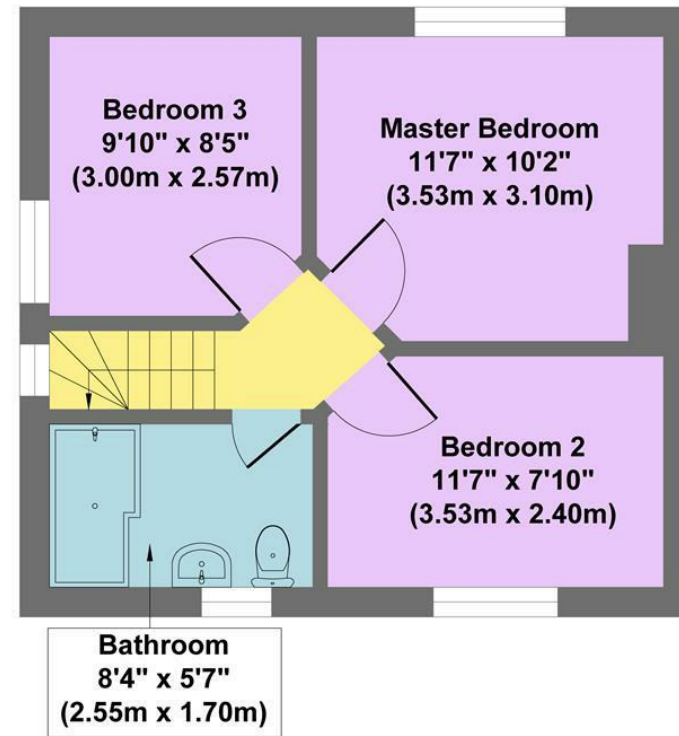




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Ground Floor
Approximate Floor Area
470 sq.ft
(43.65 sq.m.)



First Floor
Approximate Floor Area
377 sq.ft
(35.00 sq.m.)

Approx. Gross Internal Floor Area 847 sq.ft / 78.65 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

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