



12 Yeld Close, Bakewell, Derbyshire, DE45 1FX

Saxton Mee

12 Yeld Close

Offers In The Region Of

£225,000

Occupying a popular residential setting on the edge of Bakewell, this three-bedroom end terrace property offers an exciting opportunity for modernisation and cosmetic enhancement, allowing a purchaser to finish the home to their own taste and specification. With front and rear gardens, the property is ideally situated close to the highly regarded Lady Manners secondary school, making it particularly appealing to families.

The accommodation includes a hallway, sitting room/dining room and a breakfast kitchen with scope for improvement. On the first floor, there are three bedrooms and a bathroom, offering a practical layout with potential to reconfigure or upgrade to suit modern living needs.

Located in the heart of the Peak District National Park, Bakewell is a vibrant market town known for its character, charm and excellent range of independent shops, cafés, country pubs and leisure facilities. The town also provides access to a variety of scenic walks and cycle trails, as well as being close to the magnificent Chatsworth Estate and other nearby villages.

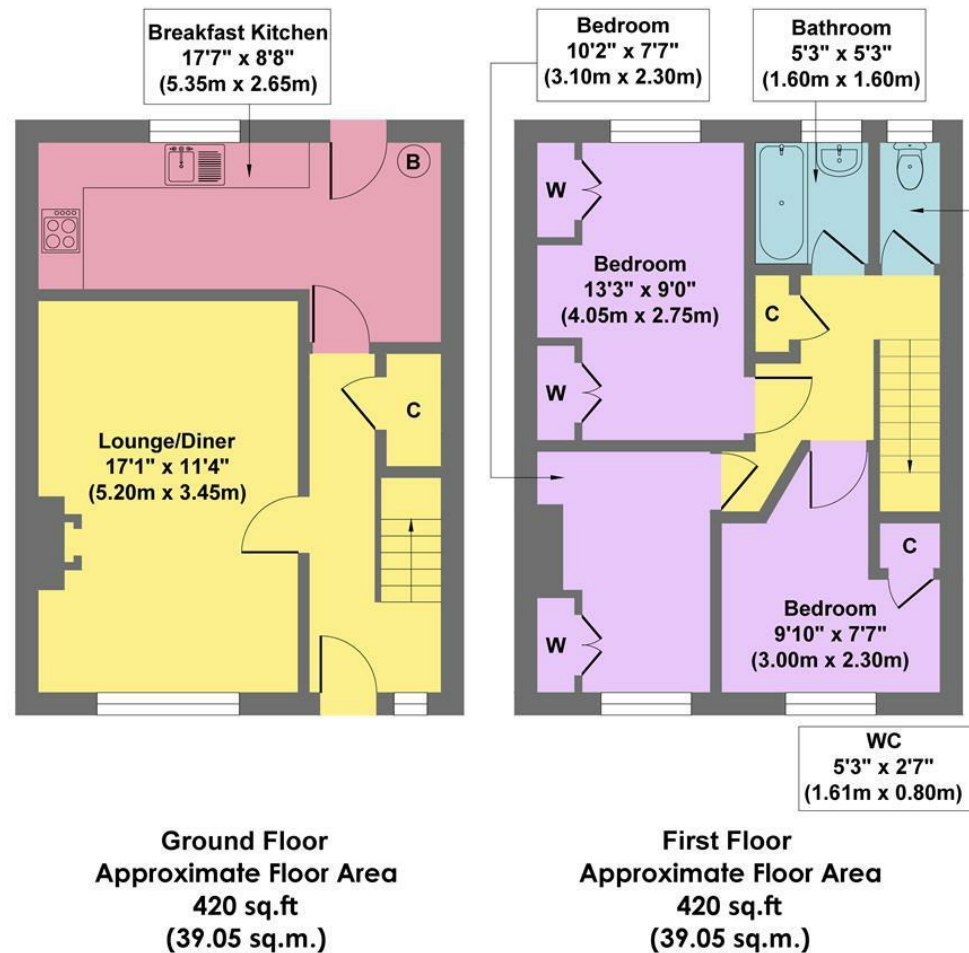
The property is subject to a local three-year occupancy clause and is offered with no upward chain, presenting an opportunity to acquire a home with great potential in one of Derbyshire's most desirable locations.

- Bordered By Spectacular Peak District Countryside
- Excellent Town Centre Amenities
- Within Lady Manners School Catchment
- Popular Residential Area
- Offers Scope To Be Completed To Individual Specifications
- No Upward Chain
- Subject To A Three Year Local Occupancy Clause
- Viewings: Bakewell Office
- EPC: D





12 Yeld Close



Approx. Gross Internal Floor Area 840 sq.ft / 78.10 sq.m

Illustration for identification puposes 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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