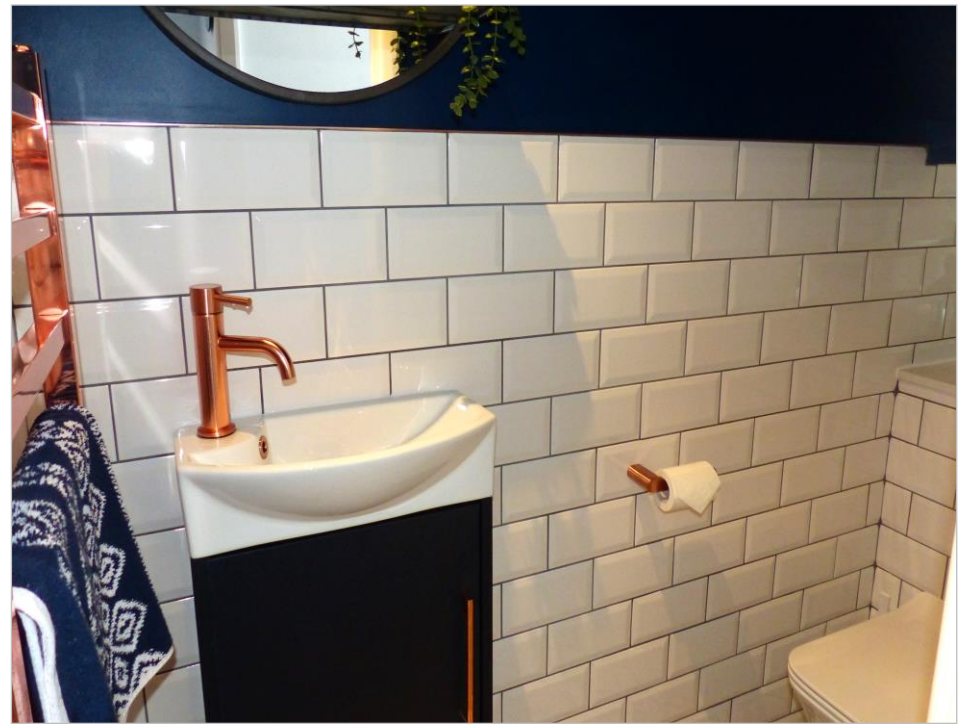




**YORK HOUSE
BLIND LANE
HACKNEY
DE4 2QE
OFFERS AROUND £595,000**





YORK HOUSE, BLIND LANE, HACKNEY, MATLOCK, DE4 2QE

An elegant, traditionally styled, stone built detached family home occupying an elevated position tucked away on a quiet lane with commanding far reaching views across the valley towards Riber Castle, Oker, Bonsall and Stanton Moor.

The well-presented accommodation offers four bedrooms, master with en-suite shower room, spacious family bathroom, two good sized reception rooms, dining kitchen with utility room off, cloakroom and reception hallway. Standing on a generous plot with landscape-designed gardens to the front and the rear of the property along with ample parking provided by driveways to the front and rear.

Ideally located on the outskirts of the town of Matlock where there are excellent local amenities, the property is within catchment and walking distance of the highly regarded Darley Dale primary school. Situated on the edge of the Peak District National Park the property has good access to the A6, Matlock, Bakewell, Chesterfield and Alfreton. The cities of Sheffield, Nottingham and Derby are within easy commuting distance.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER

ACCOMMODATION

The property is accessed via an open stone porch with tiled floor. A hardwood panelled and glazed front entrance door opens into the

Reception Hallway with oak flooring, radiator and panelled staircase leading to the first floor.

Traditional panelled doors lead to the sitting room, cloakroom, kitchen and dining room.

Cloakroom recently fitted with low flush w.c., wash hand basin with vanity unit below, heated towel rail, side aspect double glazed window, tiled flooring and tiling to half height.

Sitting Room 15'7" x 12'3" (4.74m x 3.74m) measured into the bay window. Having oak flooring, radiator, picture rail and feature fireplace with natural stone surround and raised black slate hearth housing a Clearview multi fuel stove. Front aspect double glazed bay window with superb views across the Valley towards Oker and Bonsall Moor.

Dining Kitchen 22'8" x 9'1" (6.91m x 2.77m) Fitted with a modern range of kitchen units and drawers in a white high gloss finish set beneath a Luxor worksurface with inset stainless steel sink unit and tiled splashback. Integrated Bosch dishwasher, Smeg range style cooker with six gas burners, double electric oven and grill with stainless steel

extractor hood above. Space for a fridge/freezer. LED spotlighting, two radiators, tiled flooring, rear aspect double glazed window and full height double glazed French doors opening onto the paved patio and rear garden. A double opening leads into the dining room and there is a side lobby area where there is a useful, deep understairs storage cupboard, door leading to the utility room and partly glazed side entrance door.

Utility Room 6'4" x 5'9" (1.93m x 1.75m) Having a continuation of the tiled flooring and matching units to those in the kitchen. Luxor worksurface with inset stainless steel sink unit and tiled splashback, below which is space and plumbing for a washing machine and a further

appliance space. Wall mounted Worcester combination gas fired boiler providing the hot water and central heating. Rear aspect double glazed window.

Dining Room/Family Room 12'11" x 12'6" (3.94m x 3.81m) With oak flooring, LED spotlighting, radiator, front aspect double glazed mullioned window again with superb views across the Valley towards Oker and Bonsall Moor. Feature fireplace with natural stone surround and raised black slate hearth housing a Clearview multi fuel stove.

From the reception hallway a return staircase with half landing and tall double glazed side aspect window leads up to the **First Floor Landing** having LED spotlighting, picture rails and radiator. Traditional panelled doors lead to the bedrooms and family bathroom.

Bedroom One 15'11 x 12'4 (4.86m x 3.76m) measured into the bay window. A light and spacious room with front aspect double glazed bay window with stone mullions and delightful, panoramic views across the valley. There are two radiators, picture rails and a cast iron feature fireplace with tiled hearth. A traditional panelled door opens into the

En Suite Shower Room 9'1 x 3'87 (2.77m x 1.18m) Comprising double shower cubicle with mains control shower, wash hand basin and concealed cistern dual flush w.c. Tiled flooring and tiling to half height, heated towel rail, extractor fan, LED spotlighting and front aspect feature porthole window framing the view towards Oker and Bonsall Moor.

Bedroom Two 12'10" x 12'5" (3.90m x 3.79m) overall measurements. With front aspect double glazed mullion window providing panoramic views over the Valley. There is a radiator, cast iron feature fireplace with tiled hearth and fitted wardrobe with sliding mirrored doors providing hanging and shelving.

Bedroom Three 11'6" x 8'5" (3.50m x 2.57m) With rear aspect double glazed window overlooking the gardens.

Radiator and LED spotlighting.

Bedroom Four 9'2" x 9'1" (2.80m x 2.77m) with rear aspect double glazed window again overlooking the gardens. Radiator, LED spotlighting and access to the roof space.

Luxury Bathroom 9'2" x 7'9" (2.79m x 2.36m) A spacious family bathroom with dual aspect double glazed windows. Comprising a white four piece suite with double ended bath and side fill mixer tap with hand held shower. Level entry double shower cubicle with mixer shower having monsoon rain style head, contemporary wall mounted wash hand basin and concealed cistern dual flush w.c. Having partially tiled walls, tiled flooring with electric under floor heating. LED spotlighting, extractor fan and heated towel rail

OUTSIDE

Complimenting the family accommodation are gardens and grounds of good proportion. Fronting the property is an area of gravelled hardstanding providing ample parking for two/three vehicles. Natural stone walls with raised, well stocked borders above. Stone steps lead to a broad stone flagged terrace enclosed by wrought iron railings providing a pleasant seating area taking advantage of the delightful far-reaching views.

A gated pathway leads to the principal gardens at the rear of the property which have been landscape-designed with lawns, paths and well stocked borders with box hedges. There is an extensive stone flagged patio and decked area immediately to the rear of the property where French doors open from the dining kitchen.

There is a large 10' x 8' (3.05m x 2.44m) glazed, pent timber workshop with full electric installation providing ample workshop/storage space.

At the top of the garden a gate and flight of steps lead up to a further gravelled driveway providing ample parking for two further vehicles.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Band F.

EPC RATING D

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

N.B. Interested parties should note that the vendor of this property is employed by Fidler Taylor Ltd.

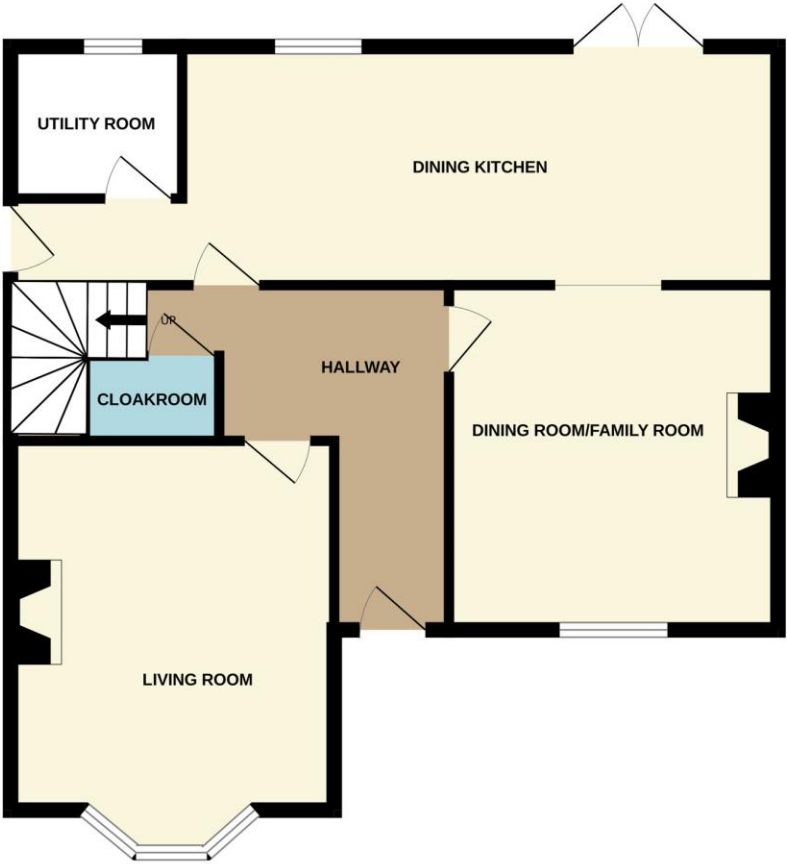




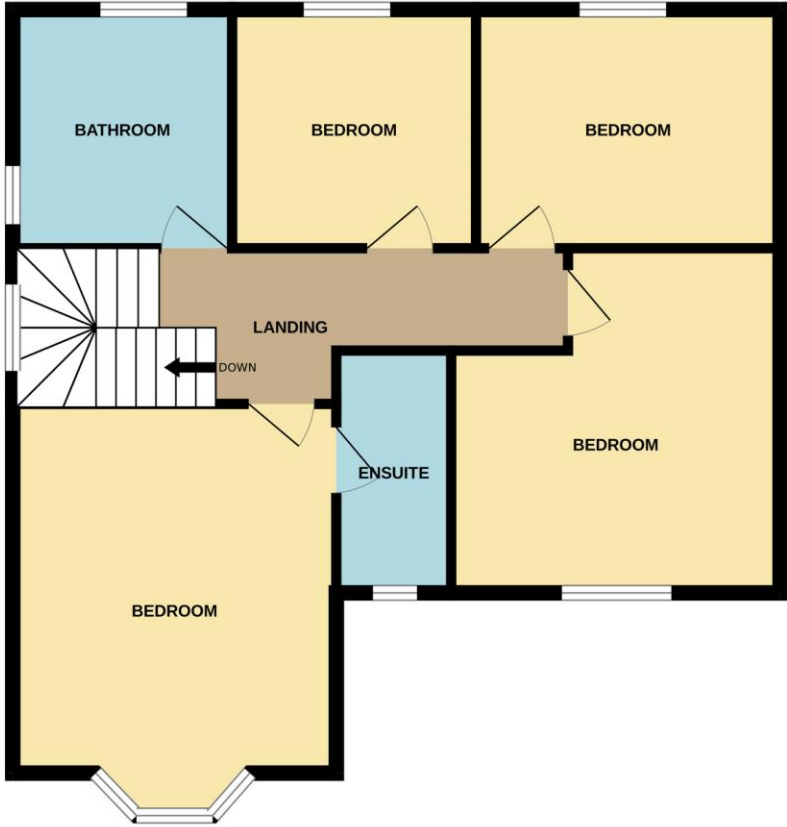




GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

