



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Victoria House Hall Bank

Hartington, SK17 0AT

£1,500 Per Calendar Month



Victoria House Hall Bank

, Hartington, SK17 0AT

A rare opportunity to rent a Grand Four Bedroom semi detached property situated in the much sought after village of Hartington in the heart of the Peak District surrounded by stunning countryside and accessibility to many rural pursuits. The property offers large well maintained living space suitable for professionals or a family wanting to be part of a well established community in a rural location. With gardens and outdoor space to match the indoor, this property is well worth a viewing.

Directions

From our Derby Street Office take the A523 towards Ashbourne following this until you reach Bottomhouse crossroads. At Bottomhouse crossroads turn left onto the B5053, continue through Warslow taking the second turning right sign posted for Hartington. Follow this road into Hartington village and take the right hand turn into Hall Bank where the property will be found on the right hand side identifiable by our To Let board.

Entrance Hall

Staircase off, radiator.

Dining Room

14'2" x 13'5" (4.34 x 4.11)

Upvc double glazed window to front, fireplace, built in book shelves, built in house keepers cupboard.

Lounge

25'7" x 13'5" (7.8 x 4.11)

Upvc double glazed windows to front and rear, tiled fireplace, three radiators.

Kitchen

13'9" x 8'11" (4.21 x 2.74)

Range of base cupboards and drawers, Grundig dishwasher, free standing fridge, fridge/freezer, wall cupboards, window to rear, tiled floor.

Garden Room

16'11" x 6'7" (5.18 x 2.03)

Double glazed windows and doors to rear and side, tiled floor, two velum windows.

Shower Room

6'7" x 5'10" (2.01 x 1.80)

Walk in shower cubicle incorporating Mira shower figment, pedestal wash hand basin, low level wc, fully boarded walls, double glazed window, tiled floor.

Cellar Utility Area

11'9" x 5'1" (3.59 x 1.57)

Housing plumbing for washing machine, space for tumble dryer, tiled floor.

Cellar Workshop/Store

11'9" x 7'2" (3.59 x 2.19)

Floor mounted Worcester oil boiler, wall cupboards, work bench, concrete floor.

First Floor Landing

Staircase off.





Bedroom One 14'1" x 13'10" (4.31 x 4.23)

Upvc double glazed window to front, radiator, corner shower cubicle incorporating Mira shower figment.

Bathroom 7'11" x 5'2" (2.43 x 1.58)

Bath, pedestal wash hand basin, low level wc, Upvc double glazed frosted window to front, radiator, cushioned floor.

Bedroom Two 13'9" x 11'11" (4.21 x 3.65)

Upvc double glazed window to front, radiator, pedestal wash hand basin.

Bedroom Three 13'8" x 11'2" (4.19 x 3.41)

Upvc double glazed windows to side and rear, radiator.

Bedroom Four 11'5" x 8'11" (3.49 x 2.74)

Upvc double glazed window to rear, radiator. Airing cupboard housing fixed shelving, pressurised hot water tank.

Rear gardens

Lawned gardens at the rear with established borders.

Stone tiled outhouse.

Services

We believe the property is connected to mains water and drainage with oil fired central heating system.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Viewings

By prior arrangement through Graham Watkins & Co.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service [DPS]) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

Wayleaves & Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.



Floor Plan



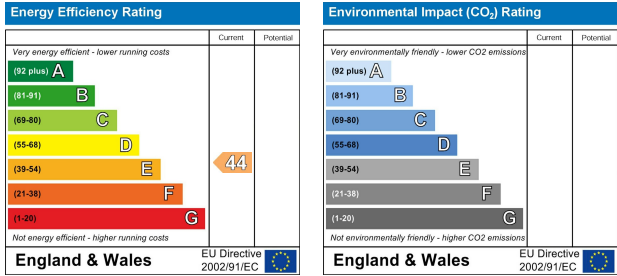
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>