



# 1, Edale Road, Hope

Hope Valley, S33 6ZF

## Description

An immaculately presented stone built three bedroomed mid terrace cottage, beautifully positioned in the centre of Hope with stunning patio garden. No expense has been spared in the refurbishment of this wonderful home with superb accommodation arranged over two floors with solid wood sash windows, oak latched doors and stunning kitchen by Churchwood of Tideswell.

The front door opens to an entrance hall featuring oak fronted cupboards and solid wood lintels. The travertine floor runs throughout with underfloor heating. An oak latched door opens to the spectacular dining/kitchen with front facing sash window and bi-folding doors opening to the patio garden. This stunning kitchen features a range of fully integrated panelled units with granite worktops throughout, double fridge



- Beautifully presented three bedroom mid terrace cottage in the heart of Hope
- Master bedroom with en-suite
- Freehold
- Bi folding doors to the patio garden
- Sitting room with wood burning stove
- Home office/study
- Underfloor heating, solid wood sash windows
- Entrance hall with excellent storage
- Excellent standard of finish throughout
- Stunning fully integrated dining kitchen by Churchwood of Tideswell



freezer, dishwasher, wine cooler, microwave and stainless steel sink and drainer. The kitchen features a five burner range with extractor hood. A charming feature is an exposed stone wall with Blue John and solid wood, stone lintel and window ledge.

Accessed from the entrance hall is a dual aspect sitting room with ceiling beams, stone fireplace and stove. This lovely reception room features fitting shelving. Stairs rise to the first floor with oak latched doors to all rooms. Bedroom one is a generous double with dual aspect and oak fitted wardrobes. The adjoining contemporary en-suite shower room features low flush wc, wall mounted wash basin with storage beneath, walk-in shower and chrome fitted towel rail. Bedroom two is a further double with a pleasant front facing aspect across the Edale Road. Bedroom three is a generous single with fitted storage and front facing aspect. An office space is accessed from the hallway with two Velux windows. The family bathroom features a white suite, low flush wc, pedestal wash basin, bath with shower over and heated chrome towel rail.

Outside is a stone flagged patio garden with seating areas, raised bed and timber shed.

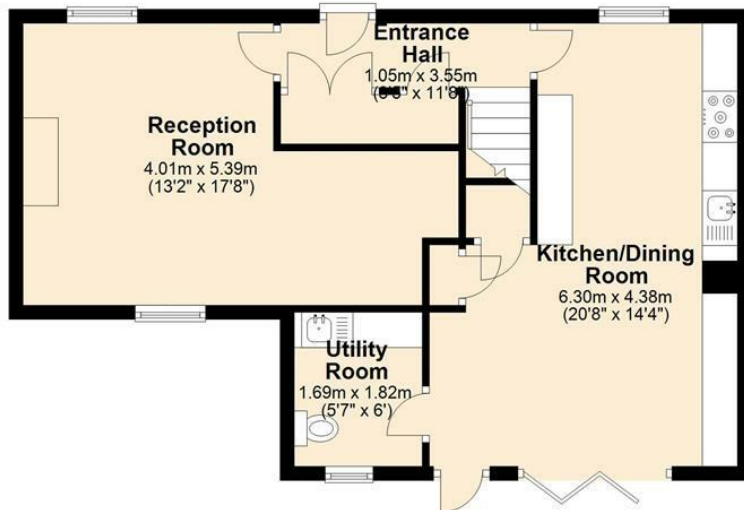






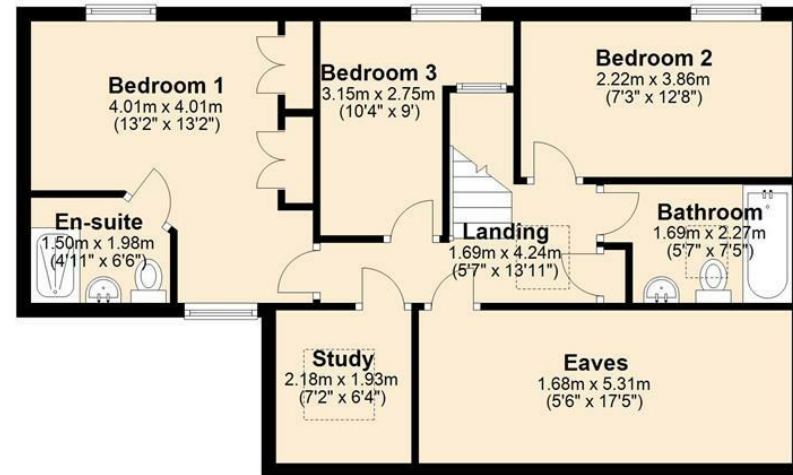
### Ground Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



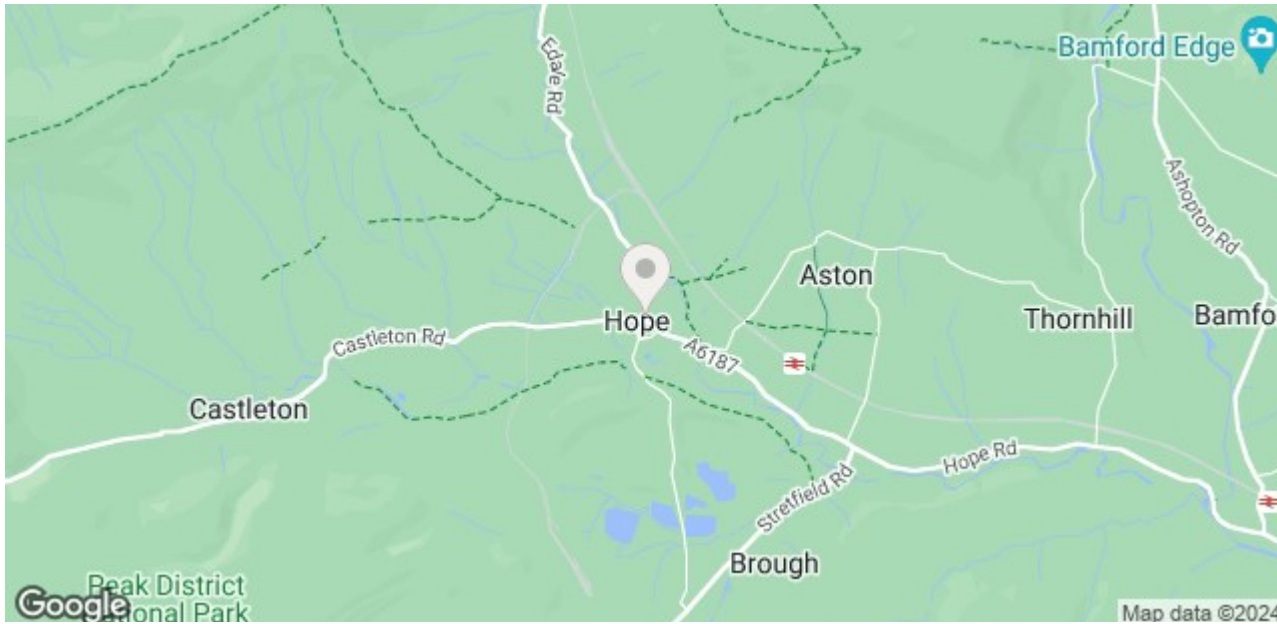
### First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 115.4 sq. metres (1242.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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