



6, Station Road, Hathersage

Hope Valley, S32 1DL

A stone built semi-detached family home conveniently positioned in the village of Hathersage benefitting from a lovely wraparound garden, versatile accommodation and large solid wood outbuilding. Occupying a convenient location within close proximity of excellent village amenities, this deceptively spacious home has two double bedrooms alongside two further attic rooms, on the top floor. A three year Derbyshire occupancy clause applies.

A composite front door opens to an entrance hall with access to ground floor accommodation and stairs to the first floor. The kitchen features a range of units with worktops over incorporating sink and drainer, four burner hob and oven. There is space for an under-counter dishwasher and American style fridge. Accessed from the kitchen is a pantry with shelving, downstairs WC and separate store room, which could easily be integrated into the kitchen.



- Semi detached family home in the village of Hathersage
- Two generous double bedrooms with fitted storage
- Pretty garden to three sides
- Three year Derbyshire occupancy clause applies

- Dining kitchen
- Family bathroom
- Timber built outbuilding

- Sitting room with multi fuel stove
- Two further occasional rooms
- Majority UPVC double glazing



The sitting room enjoys a dual aspect with a stone built fireplace and multi-fuel stove.

Stairs rise to the first floor landing with rear facing window and access to all first floor rooms. Bedroom one is a dual aspect double bedroom with fitted wardrobes and a pleasant view across Station Road. Bedroom two is a further double bedroom with mirrored fitted storage and similar aspect. The family bathroom features a white suite with low flush WC, washbasin with storage beneath, bath with shower over and separate laundry cupboard.

From the landing stairs rise to a versatile attic space with two separate rooms with rear facing Velux windows and eaves storage.

Outside, to the front of the property gardens surround the property to three sides including level lawn and gravel garden with patio area. From the gardens there are views across Hathersage towards Park Edge and local countryside. A timber outbuilding to the side of the property is ideal as a workshop or games room with separate shelved store cupboard. The garden features a further timber shed included in the sale.

To the front of the property an area of land is maintained by 6 Station Road, however owned by the local authority.







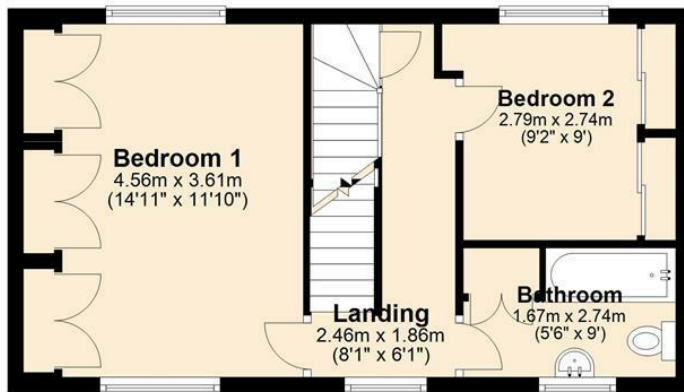
Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



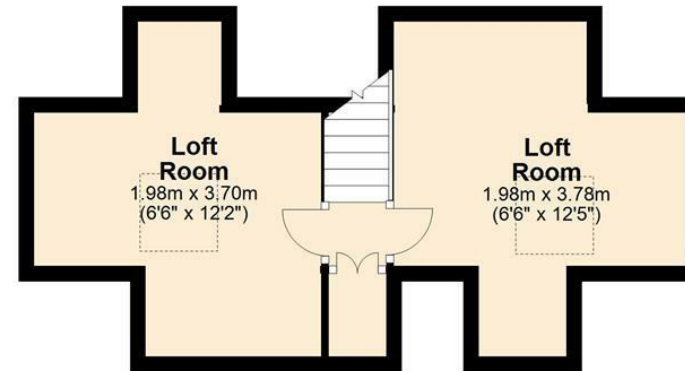
First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Second Floor

Approx. 25.7 sq. metres (277.1 sq. feet)



Total area: approx. 116.0 sq. metres (1248.9 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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