



4, Marsh Avenue, Hope

Hope Valley, S33 6RJ

A three bedroom mid terrace family home conveniently located in the village of hope, benefitting from extensive off road parking and delightful garden with far reaching views. Occupying an excellent location, this lovely family home has accommodation arranged over two floors with UPVC double glazing and gas central heating. The property has bright and spacious accommodation including a spacious dining kitchen, sitting room, conservatory and downstairs cloakroom/WC. A three year Peak District National Park Occupancy Clause applies.

The front door opens to an entrance hall with a tiled flooring and access to all ground floor accommodation. The sitting room enjoys a dual aspect with a living flame gas fire and superb views across the garden towards Win Hill. The dining



- Three bedroomed mid terraced family home in the village of Hope
- Well equipped dining kitchen
- Family bathroom
- 3 year Peak District National Park Occupancy Clause

- Off road parking for up to four vehicles
- Conservatory opening to the garden
- UPVC double glazing throughout

- Dual aspect sitting room
- Three bedrooms with delighted views
- Garden laid to lawn with large patio area



kitchen features a range of panelled units with worktops over, incorporating sink and drainer, four burner hob with extractor hood above, double oven, Integrated dishwasher, fridge freezer and washing machine. A tiled floor runs throughout the room and there is a space for family sized dining table and chairs. Accessed from the kitchen is a downstairs cloakroom/ WC with understairs storage. Accessed off the kitchen is a conservatory opening to the garden with lovely views towards Win Hill.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a double bedroom with front facing view and fitted storage. Bedroom two is a further double bedroom with a similar aspect and is currently used as a child's bedroom. Bedroom three is a rear facing single bedroom with lovely views across hope towards Win Hill. The family bathroom with a white suite completes the accommodation and comprises walk in shower enclosure, bath, low flush WC, wash basin set within storage and chrome heated towel rail.

Outside to the front of the property is gated off road parking for up to four vehicles. To the rear of the property is a lovely garden laid to lawn with large patio area, raised beds and lockable store. From the garden there are lovely views across the village towards Win Hill. There is also a summer house included in the sale.

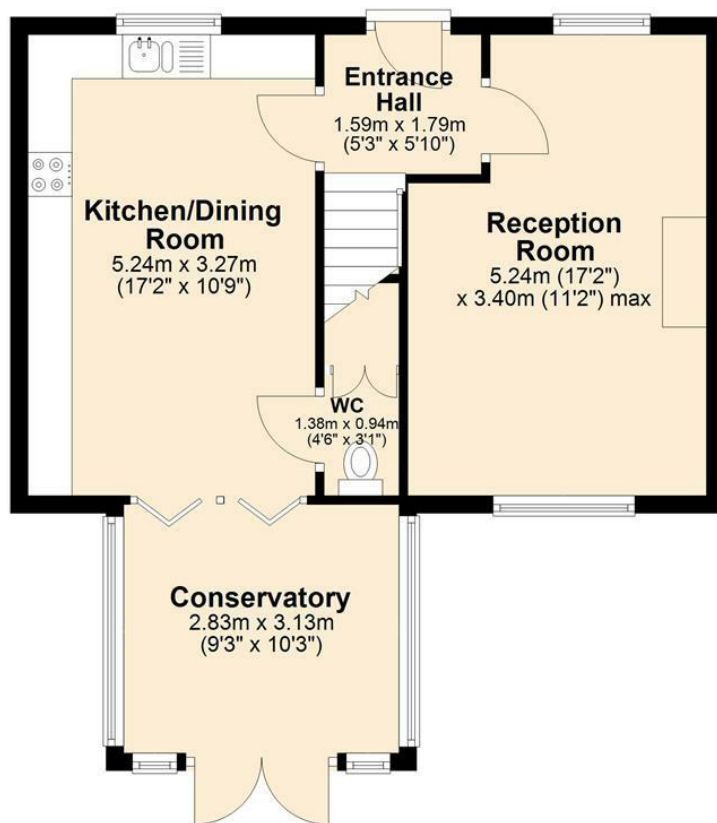






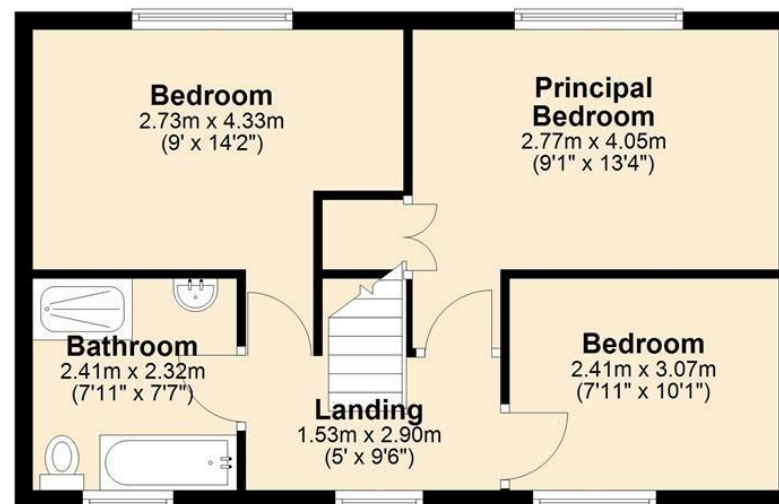
Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 94.2 sq. metres (1013.6 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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