



Jordan Fishwick

Highgate Road, Hayfield High Peak



**Highgate Road, Hayfield High Peak
SK22 2JL**

£725,000



The Property

Standing in a fantastic plot with beautiful gardens and fabulous views to Kinder Scout, Phoside and Lantern Pike, a substantial detached family home in the popular village of Hayfield. Perfectly balanced accommodation which has been carefully designed and adapted with a first floor annex. Tremendous potential for modernisation with spacious rooms offering a view from every window. Pvc double glazing, gas central heating and comprising: entrance hall, breakfast kitchen with pantry, utility room, living room with large bay, separate dining room, bathroom, wc and two double bedrooms on the ground floor, the first floor consists of a large sitting room, kitchenette, three further bedrooms and a bathroom. Ample storage, attached garage and driveway parking. Viewing essential.




- Superb Views To Front and Rear
- Outstanding Location In Hayfield
- Extensive Gardens in excess of 150FT
- Versatile Spacious Detached Family Home
- Five Bedrooms Plus Annex
- Energy Rating: D Council Tax: F
- Fantastic Bay Overlooking Gardens
- Semi-Rural Feel Yet Convenient For Village Amenities
- Pvc Double Glazing and Gas Central Heating
- Attached Garage and Driveway Parking

Postcode SK22 2JL

EPC Rating

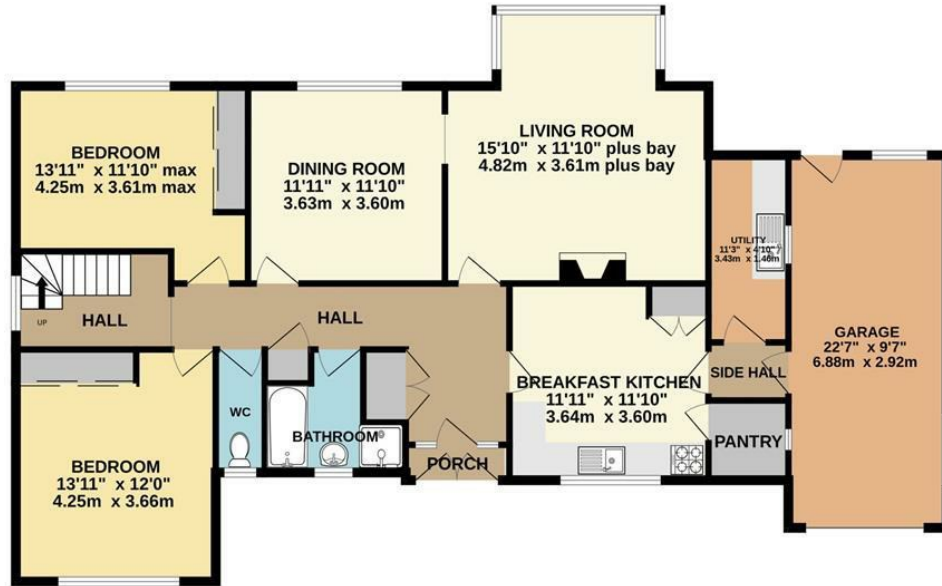
Local Authority High Peak

Council Tax F

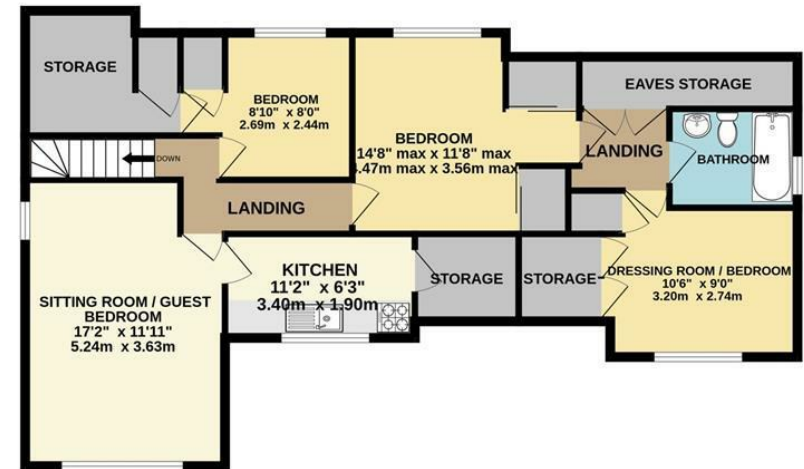
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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.
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