



GRANT'S
OF DERBYSHIRE

2 The Courtyard Market Place, Wirksworth DE4 4ET
£700 Per Month

Grant's of Derbyshire are delighted to offer For Rent, this lovely two double bedroom cottage, located right in the heart of Wirksworth town centre, tucked away in a quaint courtyard with two other properties. The property is arranged over three floors and has been renovated to a very high standard, including redecoration & new flooring throughout as well as new Kitchen and Bathroom suites. The accommodation on offer briefly comprises; Entrance Hall, Open Plan Living and Downstairs WC to the ground floor, one double Bedroom and the Family Bathroom to the first floor and a second double Bedroom to the second floor. There's a quaint balcony area which is accessed via Bedroom 1, perfect for those sunnier days and warmer nights. We would highly recommend viewing this home to fully appreciate the quality of accommodation on offer. Please note, there is no allocated parking with this property but on-road parking is available nearby. Adults only. Non-smokers. No pets. Available early August 2024.



Ground Floor

From the courtyard stone steps lead up to the entrance door which opens into the:

Entrance Hall 6'4" x 3'10" (1.95m x 1.18m)

The perfect space for coat and shoe storage. Stairs rise to the first floor landing and doors open to the Open Plan Living Area and the:

Downstairs WC 3'2" x 6'2" (0.98m x 1.89m)

With new wood effect vinyl flooring and fitted with a dual flush WC and wall hung wash hand basin. There's also an extractor fan.

Open Plan Living Area 17'0" x 12'3" (max) (5.19m x 3.74m (max))

A light and airy room with a side aspect uPVC double glazed window with obscured glass and a front aspect uPVC double glazed window overlooking the courtyard. There are spotlights to the ceiling, two uplighters and wood effect vinyl flooring throughout. The Kitchen section of this room is fitted with matching white wall, base and drawer units with a grey granite effect work top over and a stainless steel sink. Appliances include a free-standing 'Beko' washing machine, 'Beko' electric oven and hob with extractor hood over and a 'Lec' under-counter fridge/freezer.

The Worcester combi boiler is also located here and a wooden door opens to an under-stairs storage cupboard. The Living section of this room has a fireplace with wooden mantel and coal effect gas fire. There's ample space for a sofa and a small table and chairs too.

First Floor

Stairs from the Entrance Hall lead to the first floor landing where doors lead to Bedroom 1, the Family Bathroom, a useful storage cupboard and a second enclosed staircase which leads to Bedroom 2.

Bedroom 1 11'1" x 12'3" (max) (3.40m x 3.74m (max))

A good sized double bedroom with a useful under-stairs storage cupboard and uPVC double glazed french doors which open and lead to a lovely quaint balcony.

Family Bathroom 10'5" x 8'4" x 3'2" (3.20m x 2.56m x 0.98m)

An 'L' shaped room with a velux roof light window and fitted with a three piece suite consisting of panelled bath with mains shower over, wall hung wash hand basin and dual flush WC. There's also an extractor fan.

Second Floor

An enclosed staircase leads from the first floor landing directly to:

Bedroom 2 12'3" x 10'2" (3.74m x 3.10m)

A second double bedroom with a circular feature, side aspect window and velux roof window which floods the room with natural light and provides the most beautiful roof top countryside views. There's also some handy eaves storage.

Outside and Parking

Although the property doesn't have a garden, there is a quaint balcony which is accessed via Bedroom 1, ideal for sitting and enjoying a cup of tea or glass of wine.

Council Tax Information

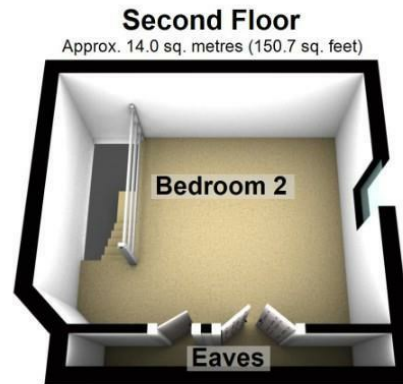
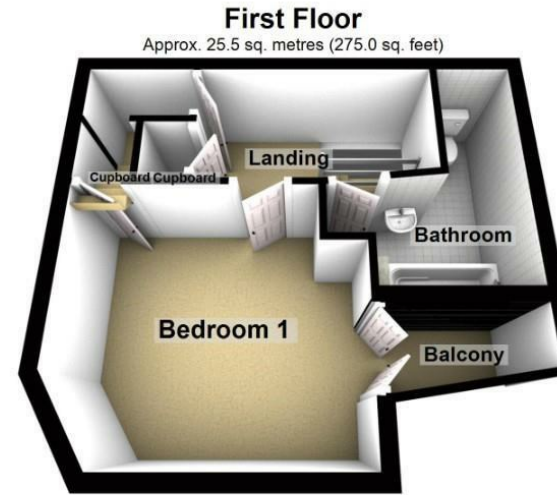
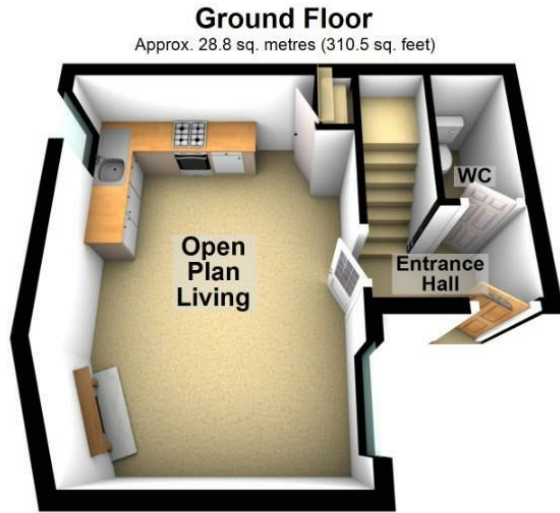
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

The property is located very close to our office on the market place in Wirksworth. Proceed up West End where you will see a timber gate to the right of Jasmine Nails. This opens to the private courtyard and number 2 is in the middle.







Total area: approx. 68.4 sq. metres (736.2 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

