



GRANT'S
OF DERBYSHIRE

Rock Terrace, Bakewell DE45 1DJ
Offers Around £219,995

Occupying a peaceful residential location within the historic market town of Bakewell is this delightful stone-built terraced home, which is currently a very successful holiday cottage bringing in £18,500 net profit in the last year. The accommodation is set over three storeys and comprises ground floor dining kitchen, first floor sitting room and second floor double bedroom with shower room. Given its elevated position, the views from all rooms are superb and far reaching, looking out over the town towards the wooded hills beyond. The home is very well presented throughout and benefits from uPVC double glazing and gas central heating, having a Worcester combination boiler. Outside, to the front of the property, is off street parking for one vehicle. The home is within walking distance of all the amenities that Bakewell has to offer as well as being within easy commutable distance of major commercial centres. VT available. Viewing highly recommended. No Upward Chain.



Ground Floor

The property is accessed via a door to the front with a decorative glazed and leaded centre panel and over-door light. This opens into the

Entrance Hallway 4'0" x 3'6" (1.22m x 1.07m)

With the staircase leading up to the first floor and an opening on the right hand side to access the

Dining Kitchen 13'6" x 9'5" (4.13m x 2.88m)

Having stone tiled flooring, this kitchen benefits from a range of painted wooden units with granite work surface. The Belfast sink with mixer tap is ideally located beneath the window to the front aspect enjoying the excellent far reaching views. Beneath the work surface is space and plumbing for a washing machine and set within a tiled alcove is space and connection for a gas cooker. There is ample space within the room for a good sized dining table and chairs. A built-in cupboard provides storage and houses the Worcester combination gas fired boiler which services the hot water and central heating. Beneath the staircase is a utility area with power and lighting which measures 2.77m x 0.84m.

First Floor

The staircase leading up from the entrance hallway reaches a small landing from where a door opens to the

Sitting Room 13'9" x 10'1" (+4'8" x 3'1") (4.20m x 3.08m (+1.44m x 0.94m))

This is a most comfortable sitting room with an airy feel and a fabulous outlook through the window to the front aspect. To the rear of the room is a small ventilation window with a decorative leaded panel and an external cast iron grill. Through an opening is the staircase leading up to the

Second Floor

Bedroom 13'10" x 7'11" (+ 6'6" x 3'1") (4.22m x 2.42m (+ 1.99m x 0.94m))

This is a delightful double bedroom with excellent and far reaching views through the front aspect window over Bakewell itself towards Manners Wood. As with the sitting room, there is a rear ventilation window with external grill. There is also the benefit of a large over stairs storage cupboard and adjacent to this is a door opening to the

Shower Room 7'0" x 5'9" (2.14m x 1.76m)

This part tiled room is fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, dual flush WC and a corner cubicle with thermostatic shower. There is also a ladder style heated towel rail and an obscured glass window to the front elevation.

Outside

To the front of the property is an off road parking space for one vehicle. There is additional on street parking close by which would require a resident's permit.

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

From the roundabout in the centre of Bakewell take the A6 exit towards Buxton and then turn immediately left into North Church Street. Proceed up the hill and follow the road around the right hand bend. As the road bends to the left, turn right into Fly Hill where the property can be found after a short distance on the left hand side.







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.

