



GRANT'S
OF DERBYSHIRE

Blind Lane, Wirsworth DE4 4EZ
£850 Per Calendar Month

Located in the centre of this popular town and filled with character, this two bedroom detached home is now available for rent. The property benefits from gas central heating and has recently been redecorated throughout. The accommodation comprises of; entrance hallway, kitchen, ground floor bathroom and to the first floor there is a large sitting room with feature gas stove and original trusses. There are two bedrooms. Would Suit professional Persons. Non Smokers, No Pets. Available late May 2025 (landlords will be redecorating prior to new tenancy).

Ground Floor

Kitchen 11'8" x 7'8" (3.56 x 2.34)

With a matching range of solid wood wall and base units with a tiled worktop, space and plumbing for a washing machine, integrated electric oven and gas hob. The Vailant combination boiler provides the hot water and gas central heating for the home. There is a lobby area just outside the kitchen where there is space for a small dining table and chairs.

Ground Floor Bathroom 9'9" x 6'1" (2.97 x 1.85)

With a four piece suite comprising of panelled bath, separate shower cubicle, pedestal sink and a low flush WC.

First Floor

Sitting Room 16'10" x 15'6" (5.13 x 4.72)

A well lit and spacious room with wooden flooring, original king span trusses and windows to the side aspect. There is a gas burner providing the focal point to this room.

Bedroom One 16'10" x 8'3" (5.13 x 2.51)

With a continuation of the wood flooring and a window to the side aspect.

Bedroom Two 8'11" x 7'9" (2.72 x 2.36)

With a continuation of the wood flooring and a window to the side aspect.

Directional Notes

From our office at the Market Place, cross the road in the direction of the Red Lion Inn, continuing down Coldwell Street and then turning right into Blind Lane. The property can be found on the right hand side.

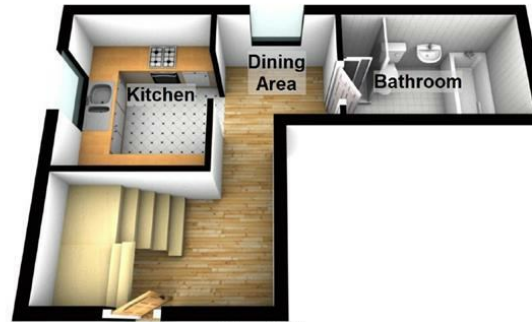
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.



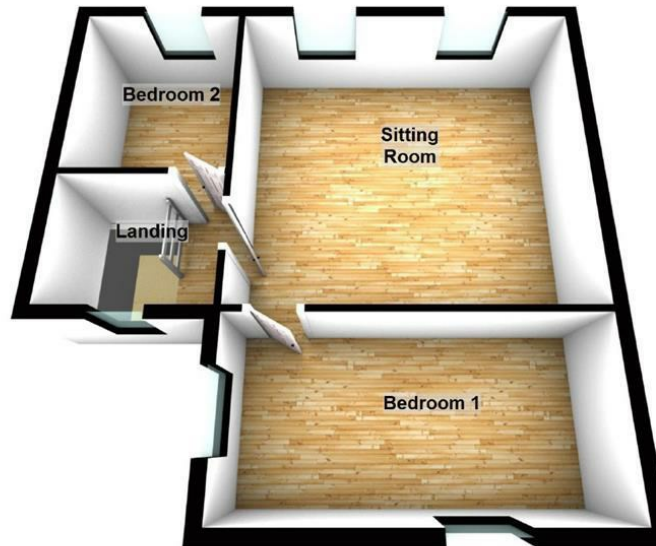
Ground Floor

Approx. 22.4 sq. metres (241.3 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 71.1 sq. metres (765.5 sq. feet)

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

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.

