



GRANT'S  
OF DERBYSHIRE

12 Wash Green, Wirksworth DE4 4FD  
£700 Per Calendar Month



Located only a short walk from the centre of Wirksworth, this two bedroom cottage with spacious loft room is now being offered for rent. This home benefits from gas central heating and comprises of; entrance lobby, lounge, dining room and kitchen. To the first floor there are two bedrooms and a bathroom. The loft has been converted to provide an additional room, ideal as a study, work room etc. Outside there is a lovely south facing cottage garden with patio area. No Smokers, Pets with permission. Available Mid May 2025



## Ground Floor

The property is entered via the part glazed hardwood door which opens into the

### **Entrance Porch 5'2" x 3'8" (1.57 x 1.12)**

With a quarry tiled floor, exposed ceiling beams, hooks for coats and hats etc. A door opens directly into the

### **Sitting Room 11'10" x 11'2" Max (3.61 x 3.40 Max)**

With a parquet flooring, TV point, windows to front and side aspects. There is a built in cupboard housing the gas meter, electric meter and modern consumer unit. There is a recess with built in shelving, exposed ceiling timbers and an opening which leads into the

### **Dining Room 10'11" x 8'8" (3.33 x 2.64)**

With a continuation of the parquet flooring and a gas stove set in a stone surround, exposed ceiling timbers and a staircase which leads off to the first floor. A window to the rear overlooks the garden. A part glazed door leads to the

### **Kitchen 10'9" x 9'9" (3.28 x 2.97)**

With a quarry tiled floor and a traditional range of matching wall and base units, inset stainless steel sink, space and plumbing for a washing machine and fridge

freezer. The recently installed Vailant combination boiler provides the hot water and gas central heating for the home. There is a lovely exposed stone wall. A part glazed door leads out to the garden.

## First Floor

With a useful landing cupboard providing storage for linen etc. The first door on the right opens into

### **Bedroom Two 10'2" x 9'10" Max (3.10 x 3.00 Max)**

A double room with a rear aspect window overlooking the rear garden.

### **Bedroom One 12'2" x 11'8" Max (3.71 x 3.56 Max)**

Another double size room with exposed veiling timbers and with windows to two aspects, one of which has views back towards St Mary's church.

### **Bathroom 8'7" x 5'1" (2.62 x 1.55)**

With a ceramic tiled flooring, exposed stone wall, panelled bath with telephone style shower attachment, low flush WC, shaver point, pedestal sink, inset mirror and an obscured window to the rear aspect.

### **Loft Room 12'4" x 10'10" Max (3.76 x 3.30 Max)**

An ideal room for a office/study, workroom etc well lit by the Velux window

and offering useful storage capacity into the eaves.

## Outside

To the rear of the property there is a patio area with pathway which leads around a planted area with a variety of shrubs and trees. The pathway continues to the bottom of the garden where there is a useful timber shed.

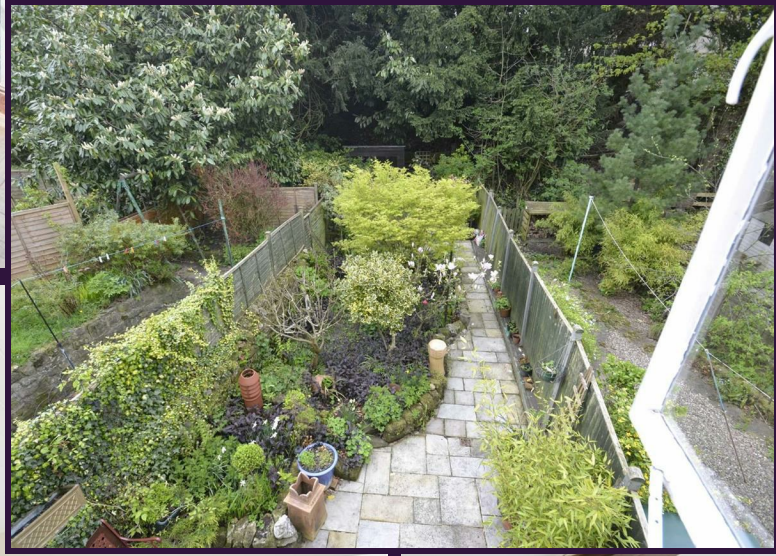
## Directional Notes

From our town centre office proceed across the road past the Red Lion Public House onto Coldwell Street and continue down this road and over the bridge. Proceed up the long steep hill and number 12 is on the right hand side.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax band A which is currently £1048 per annum.

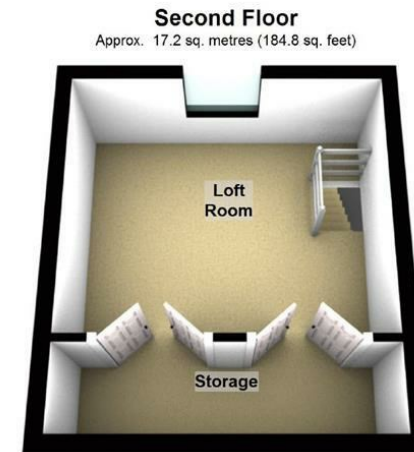
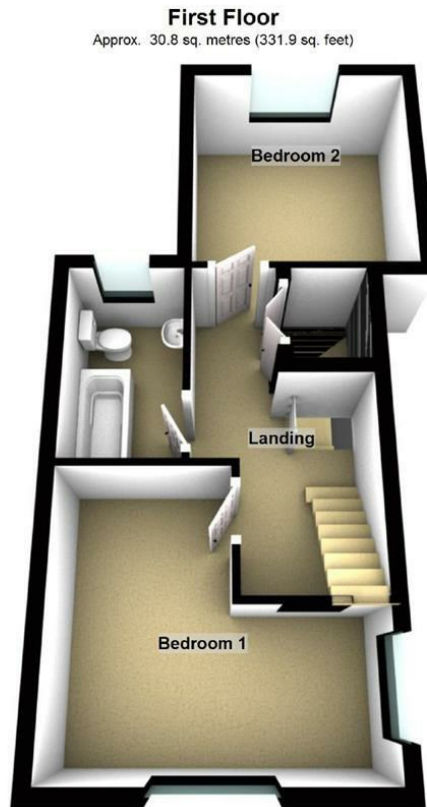
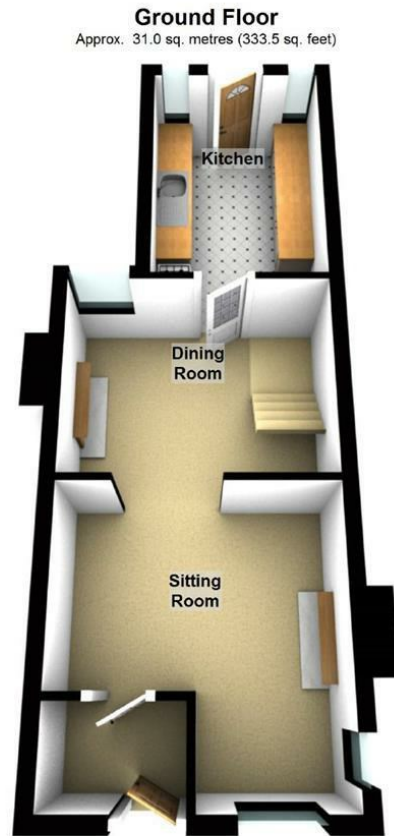












Total area: approx. 79.0 sq. metres (850.2 sq. feet)  
This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using The Mobile Agent.

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.

