



GRANT'S
OF DERBYSHIRE

St. Marys Gate, Wirksworth DE4 4DQ
£750 Per Month

Grant's of Derbyshire are pleased to offer For Let this part furnished, two bedroom, terraced cottage in the sought after town of Wirksworth. The property is located in the heart of the town and is therefore extremely convenient for the local shops and amenities. In brief, the property comprises; kitchen/diner, lounge, bathroom and two double bedrooms. The property also benefits from gas central heating and a shared rear courtyard. Non Smokers, No Pets. Available July 2025. Long term let only - 12 months minimum.

Ground Floor

Entered via the part glazed, hardwood front entrance door. This door leads straight into the:

Kitchen/Diner 19'3" x 10'9" (5.89m x 3.30m)

A good sized room with front aspect and rear aspect single glazed windows and a rear door that leads out to the shared rear courtyard. With matching wall, base and drawer units with wooden work top over, an electric hob and oven with extractor over and a circular butler style stainless steel sink. A cupboard also houses the recently fitted boiler. Appliances also included in this rental - washing machine and fridge with the dining table and chairs and the bureau. From this room, stairs lead to the:

First Floor

Where access to the Lounge & Bathroom can be found.

Lounge 11'6" x 10'11" (3.51m x 3.33m)

A well lit room with a front aspect single glazed sash window overlooking St Mary's Gate and a stunning fireplace with wood burner stove. The grey sofa and footstool and the beige armchair (pictured downstairs) are all included in this rental.

Bathroom 7'6" x 6'3" (2.31m x 1.91m)

With partially tiled walls, a small rear aspect, single glazed window and a white three piece suite consisting of bath with electric shower over, pedestal sink and close coupled WC.

Hallway

On the first floor, there's also a small hallway area with a rear aspect single glazed window. From here further stairs lead to the:

Second Floor

With doors which lead to the two bedrooms.

Bedroom 1 11'5" x 8'7" (3.48m x 2.64m)

The larger of the two bedrooms, this room benefits from a single glazed sash window overlooking the shared courtyard garden and has a small fitted wardrobe. The bed and two bedside cabinets in this room are included in this rental.

Bedroom 2 9'10" x 7'4" (3.02m x 2.24m)

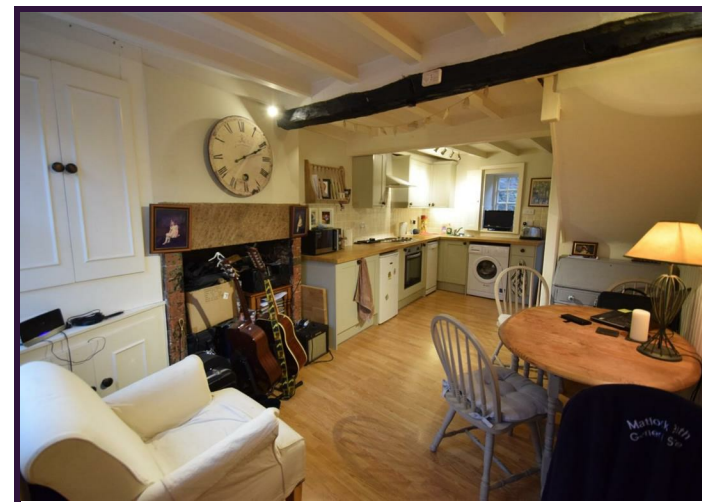
With a front aspect single glazed sash window overlooking St Mary's Gate.

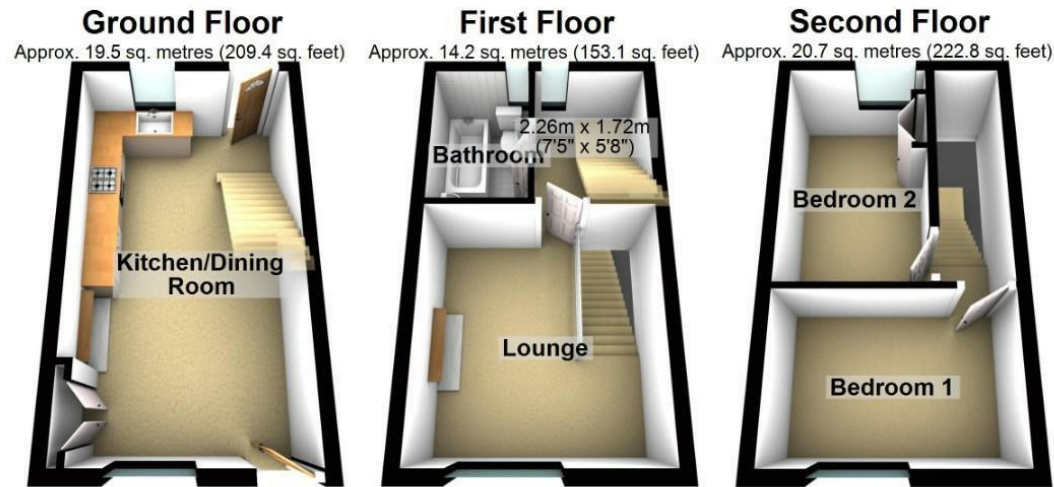
Outside

To the front of the property, on-street parking is available. To the rear of the property there is a shared courtyard through which the potential tenant has access rights and the right to hang out washing.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1362 per annum.





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.

