



GRANT'S
OF DERBYSHIRE

Market Place, Matlock DE4 4ET
£615 Per Month

Grant's of Derbyshire are pleased to offer For Rent this spacious and contemporary, one bedroom flat, occupying a central location in the popular and historic market town of Wirksworth. The accommodation briefly comprises: entrance hallway, large open plan living/dining area, modern fitted kitchen, one double bedroom and a bathroom. The property benefits from electric storage heating and is well presented throughout. Whilst there is no allocated parking with this property, on-road parking is available nearby. Available immediately. Viewing highly recommended. Video tour available.

Accessing the property

The property is accessed via a communal entrance door which leads into a large entrance hall and up four flights of stairs. Flat 9 can be found on the second floor and the flat entrance door opens into the

Entrance hall 3'10" x 4'4" (1.18 x 1.34)

With carpet to the floor & space for coat and shoe storage. A door opens into the:

Open plan living/dining room 14'5" x 14'2" (4.40 x 4.32)

A very spacious room with a large front aspect window, giving the room plenty of natural light. With carpet to the floor & a spotlight fitting to the ceiling. There's ample space for living and dining furniture, as well as a handy fitted cupboard, ideal for household storage & housing the hot water tank. A door opens to the bedroom and an opening leads into the:

Kitchen 10'9" x 4'6" (3.30 x 1.38)

With a side aspect window, tile effect vinyl floor covering and spotlight fitting to the ceiling. Fitted with a contemporary suite consisting of white gloss, wall, base and drawer units with black tiled splashbacks, a granite effect work top over and stainless steel sink with mixer tap. There's an integrated

electric oven with stainless steel extractor hood over, space and plumbing for an automatic washing machine and further space for a free-standing fridge/freezer.

Bedroom 12'4" x 9'0" (3.77 x 2.76)

Of double proportion with a rear aspect window, carpet to the floor and a spotlight fitting to the ceiling. A door opens into the:

Bathroom 12'6" x 3'7" (3.83 x 1.11)

With side aspect window with obscured glass, wood effect vinyl floor covering and ceiling light fitting. Fitted with a three piece suite consisting of dual flush WC, pedestal wash hand basin and panelled bathtub with mains shower over. There's also a chrome ladder style heated towel rail.

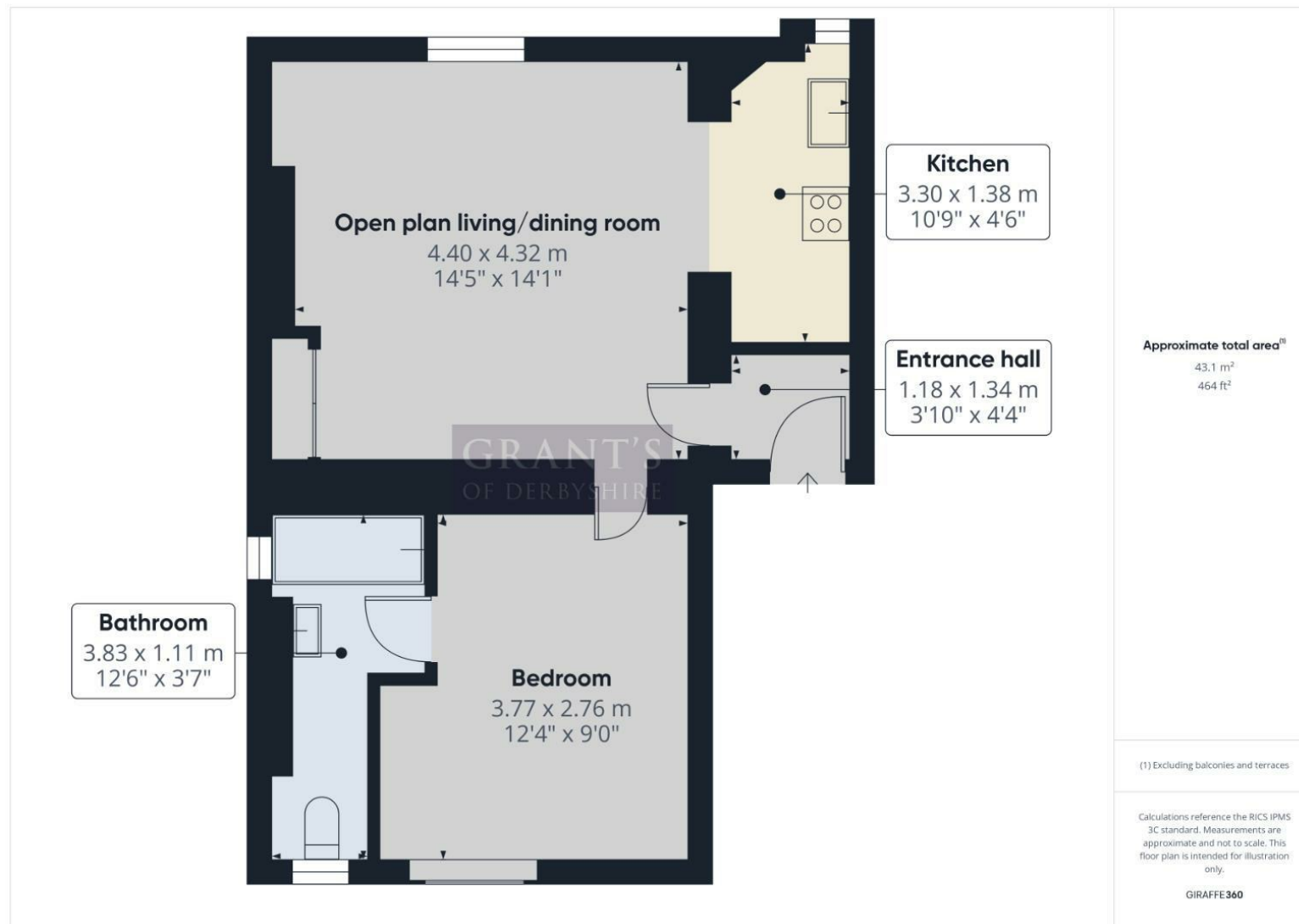
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum.

Directional notes

The approach from our Wirksworth Office is to continue along the row of shops (on your left) until you reach the Book Shop on The Dale. The black door between 'The Book Shop' and 'The Hound Hut' provides access to the flat.





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.

