



4b St. John Street, Wirksworth - DE4 4DR
£775 pcm



4B ST. JOHN STREET

Wirksworth, Matlock

This well presented two bedroom ground floor flat is situated within a sought after central location in Wirksworth and forms part of a charming Grade II listed building. The property briefly comprises: Entrance hallway, two double bedrooms (one with an en-suite shower room), a family shower room and large open plan living/kitchen/diner. The flat is available immediately and is offered to non-smokers only. Please note, pets are not permitted due to the lack of outdoor space. Externally, the flat benefits from one allocated parking space (a valuable feature in this central location).

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ground Floor Flat
- Two Bedrooms
- Well Presented Throughout
- Open Plan Living Space
- Sought After Central Location
- EPC Rating D
- Grade II Building
- Available Immediately
- Sorry No Pets Due To Lack Of Outdoor Space
- Non-smokers Only





Access to Property

Via the stone arch way leading into the car park. The property is accessed from the steps on the right hand side and the entrance door can be found to your left. The entrance door opens into the entrance hallway.

Entrance Hallway

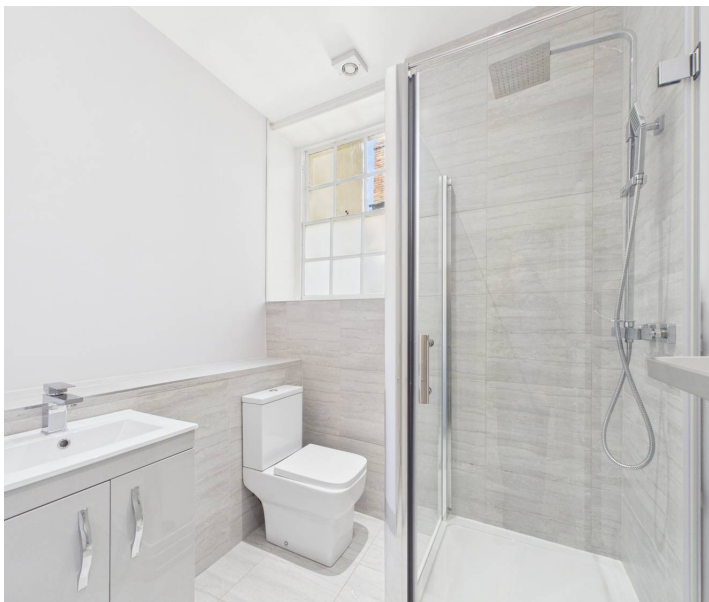
3' 5" x 18' 3" (1.03m x 5.55m)

Doors lead to the open plan kitchen/living space, both bedrooms and the family shower room. There is also space for coat and shoe storage.

Open Plan Kitchen Living Space

18' 4" x 14' 4" (5.58m x 4.36m)

An open plan kitchen and living space with grey oak wooden flooring. The room, lit by inset spotlights, is fitted with a range of matching white gloss wall, base and drawer units with white worktops over and a stainless steel one and a half bowl sink with mixer tap over. Integrated appliances include a large fridge/freezer, electric oven and four ring induction hob with extractor fan over, dishwasher and washer/dryer. There is a breakfast bar and two large sash windows with wooden shutters to the side aspect.



Family Shower Room

8' 10" x 6' 0" (2.68m x 1.82m)

A spacious part tiled bathroom fitted with a modern three piece suite comprising dual flush WC, vanity style wash basin with storage cupboard beneath and a large walk in shower cubicle with thermostatic shower fittings. There is a window to the rear aspect and the room is lit by inset spotlights. There is also a wall mounted heated towel rail.





Bedroom One

10' 1" x 12' 11" (3.08m x 3.93m)

A spacious double bedroom with a rear aspect window. A door opens into the en-suite shower room.

En-Suite

3' 7" x 8' 7" (1.10m x 2.62m)

This part tiled bathroom is fitted with a modern three piece suite comprising dual flush WC, vanity style wash basin with storage cupboard beneath and a large walk in shower cubicle with thermostatic shower fittings. There are inset spotlights to the ceiling and a wall mounted heated towel rail.

Bedroom Two

13' 3" x 6' 2" (4.04m x 1.88m)

Another spacious double room with a sash window to the side aspect.

Directional Notes

Opposite our office on St John Street, a stone archway provides access to the apartment.

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.





OFF STREET

1 Parking Space

There is one allocated parking space with the property.



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