



Pentan, Yeld Road, Bakewell, DE45 1FJ

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Description

Nestled at the lower end of the sought-after Yeld Road in Bakewell, this charming three-bedroom semi-detached house presents an excellent opportunity for family living. Within a short stroll to the heart of Bakewell, the property boasts a unique advantage with its own driveway, providing off-street parking for two vehicles.

The versatile layout is designed to cater to modern family needs, featuring two inviting reception rooms, one being bay fronted. The living room, enhanced by patio doors, offers breath-taking views across the picturesque valley and the town of Bakewell, creating a serene backdrop for relaxation. The separate kitchen is well-equipped and functional, while the under-stairs storage adds practicality to the home.

Upstairs, you will find two generously sized double bedrooms that take full advantage of the stunning vistas (one with bay window), alongside a smaller third bedroom that is ideally suited for use as a study or home office but can still accommodate a double bed. There is useful storage in the main bedroom, separate W/C and a large master bathroom suite to complete the upper level, ensuring comfort and convenience for all family members.

The exterior of the property is equally impressive, with gardens that have been lovingly maintained over the years. These outdoor spaces provide perfect areas for entertaining guests, as well as lawned sections that are ideal for children to play.

Offered chain-free, this delightful home is ready for its next family to embrace the wonderful views and the myriad of opportunities it presents. Don't miss the chance to make this lovely property your own in the heart of Bakewell.

ELR PREMIUM

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

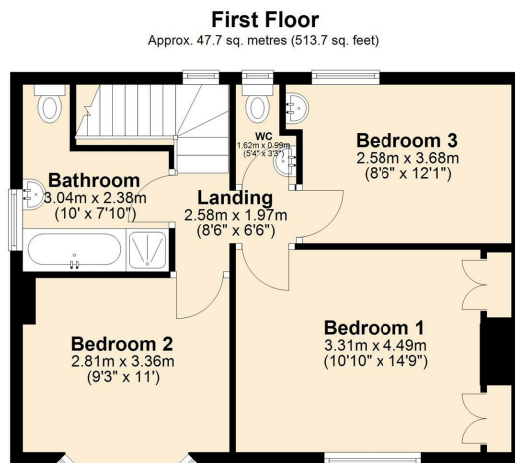
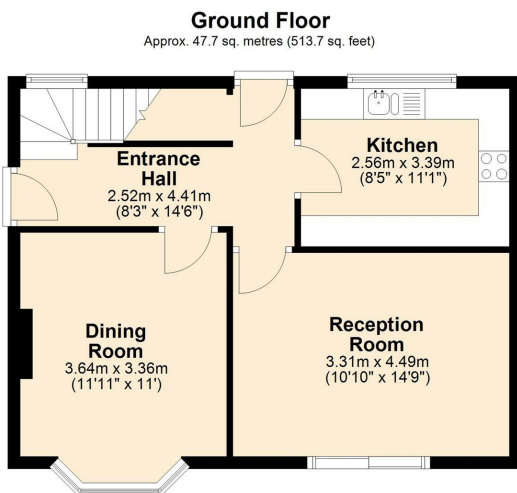
Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are







Total area: approx. 95.4 sq. metres (1027.4 sq. feet)



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