



Hill Side 12 Mount Pleasant Road, Grindleford, Hope Valley, S32 2JE

Saxton Mee

Hill Side 12 Mount Pleasant Road Grindleford

Offers Around

£295,000

Situated in a lovely quiet location, slightly elevated and with spectacular views over the valley to Froggatt Edge a larger style extended two double bedroomed end townhouse with a lovely garden and potential to further extend subject to any necessary planning consents.

For sale with immediate vacant possession and no chain and having a Derbyshire 3 year local occupancy clause.

Entrance lobby, reception hall, large sitting room with feature fireplace, dining area leading through to well fitted kitchen with a range of built in appliances, large conservatory used as a dining room and family room with French windows leading out onto the front, rear lobby and cloakroom. On the first floor large main bedroom with walk in wardrobe and lovely views over the valley, double bedroom two, shower room and separate W.C. Loft with Velux roof light.

Outside to the front, attractive landscaped garden area with lovely views. Side garden area. To the rear further attractive landscaped and planted garden and access to a large shared parking area for residents.

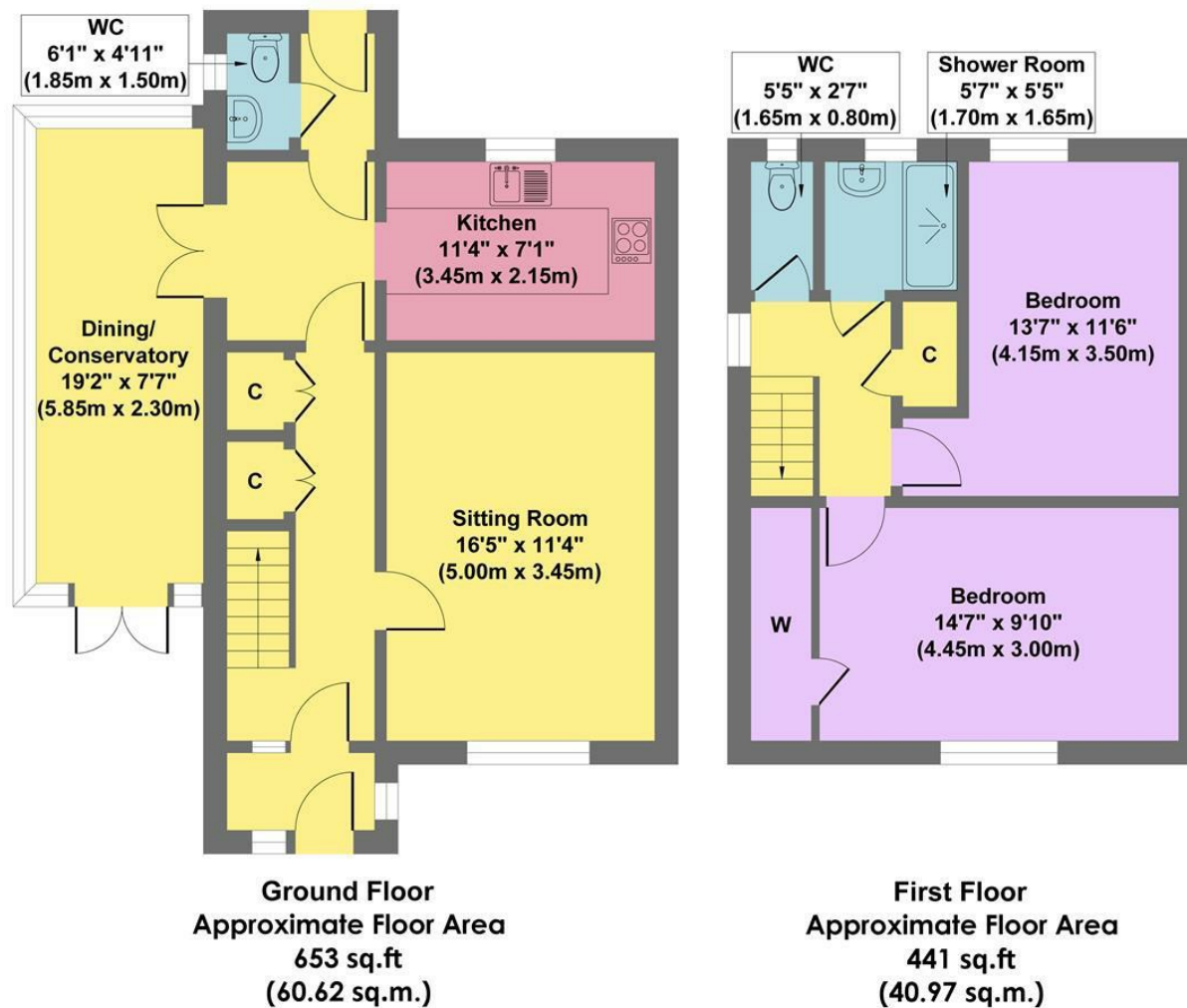
Grindleford is a very picturesque Peak District village with excellent transport links including train station, local village shop and school and ideally suited for those seeking a tranquil lifestyle and easy access to conveniences.



- Larger Style Extended Two Double Bedroomed End Townhouse
- For Sale With Immediate Vacant Possession And No Chain
- Very Sought After Peak District Village With Good Community
- Lovely Landscaped Gardens To Front Side And Rear
- Potential To Extend Further Subject To Consents
- Fabulous Views Over The Valley Towards Froggatt Edge
- Good Designated Parking Area For Owners Of Property
- Early Internal Inspection Strongly Recommended
- 3 Year Derbyshire Occupancy Clause
- EPC : D



12 Mount Pleasant Road



Approx. Gross Internal Floor Area 1094 sq.ft / 101.59 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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