



Police House New Road, Bradfield, S6 6HW

£1,650 Per Calendar Month

- BEAUTIFULLY PRESENTED FOUR BED FAMILY HOME
- LARGE GARDENS WITH GARAGE
- RECENTLY MODERNISED
- SOUGHT AFTER COUNTRYSIDE LOCATION
- BOND - £1903
- SPACIOUS ROOMS THROUGHOUT
- OFF ROAD PARKING
- VIEWING ESSENTIAL
- RENT - £1650
- COUNCIL TAX BAND D - £2,161.31

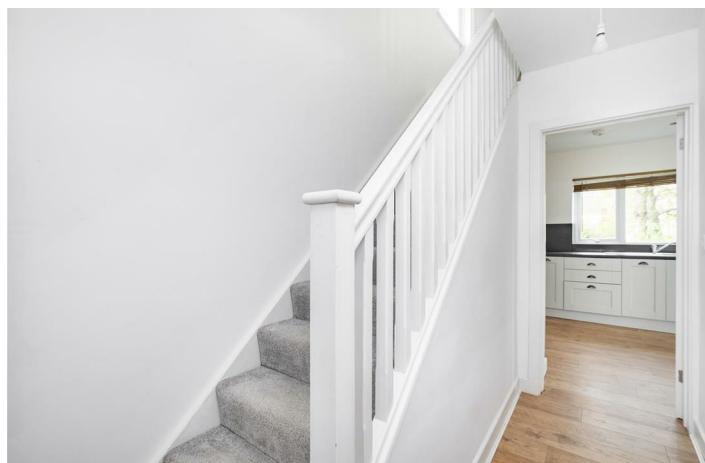
Police House New Road, Bradfield S6 6HW

WOW United Homes are pleased to welcome to the rental market this beautifully presented four bedroom family home. Located in the outskirts of the Peak District benefiting from countryside views and easy access to the local amenities of Low Bradfield and Damflask reservoir. Having been recently modernised the property briefly comprises of; Entrance hall; Spacious lounge; Open-plan kitchen and dining area with French doors to rear garden; Inner hallway; Utility room; Downstairs double bedroom; Downstairs wc; Stairs leading to the first floor; Two further double bedrooms; Single bedroom and family bathroom.

In addition, a sweeping driveway provides off road parking for multiple vehicles and to the single garage. With a large garden surrounding the home with patio areas and stone built walls separating from the neighbouring fields.



Council Tax Band: D



ENTRANCE HALLWAY

Greeted by; Wooden floors; Painted walls; Ceiling light point; Stairs leading to first floor;

LOUNGE

Spacious lounge; Having; Carpet flooring; Large front facing uPVC double glazed window; Central heating radiator; Painted walls; Ceiling light point; Open access to the kitchen/diner;

KITCHEN/DINER

Modern kitchen; Comprising of; Wooden flooring; Painted walls; Combination of; Wall, base and draw units; Black marble effect worktop; Stainless teal sink and drainer with mixer tap Integrated electric oven with four ring induction hob; Extractor fan; Space and plumbing for dish washer; Black tile splash back; Central heating radiator; Rear facing double glazed window; Double glazed uPVC patio door windows; Ceiling spot lights; Solid doors to entrance hallway and inner hallway;

INNER HALLWAY

Providing access to rear garden; Solid doors to; Utility room, Ground floor bedroom and Downstairs WC;

UTILITY ROOM

Having; Wooden flooring; Painted walls; Front facing double glazed uPVC window; Base cabinets; Black marble effect worktop; Space and plumbing for washing machine and dryer; Extractor fan;

GROUND FLOOR BEDROOM

Spacious double bedroom; With; Carpet flooring; Painted walls; Central heating radiators; uPVC large front facing double patio doors; Rear facing uPVC double glazed window; Solid door to down stairs wc; Ceiling light point;

DOWNSTAIRS W.C

Comprising of; Pedestal wc; Hand wash basin, Wooden flooring; Rear facing uPVC double glazed window; Extractor fan;

STAIRS/LANDING

Carpeted stairs leading to the first floor; Having Painted wooden handrail and banister; Side facing uPVC double glazed window; Central heating radiator; Ceiling light point; Solid doors to all bedrooms and bathroom;

BEDROOM ONE

Spacious double bedroom; Having; uPVC double glazed windows to side and front elevation; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point;

BEDROOM TWO

Another spacious double bedroom; Comprising of; uPVC double glazed windows to rear elevation; Carpet flooring; Painted walls; Ceiling light point;

BEDROOM THREE

Single bedroom; With; uPVC double glazed windows to rear elevation; Carpet flooring; Painted walls; Central heating radiator; Ceiling light point;

FAMILY BATHROOM

Family bathroom comprising of; Wood effect vinyl flooring; Three piece suit including; Pedestal wc, sink and panelled bath with wall mounted over head shower; Side facing uPVC double glazed window; Painted walls; Wall mounted heated towel rack; Ceiling light point;

OUTSIDE

Sweeping drive way providing off road parking; Leading to the front of the house; Surrounded by stone walls and fields; With easy access to the beautiful village of low Bradfield and Damflask reservoir;

FRONT GARDEN

Wooden fence and gate providing access form the drive to the front f the house and garage; Surrounded by mature shrubs and plants; wooden decking leading to small patio area and patio doors to ground floor bedroom;

To the side of the property; Large laid to the side of the property; Having; Mature shrubs; Hedges; Stone wall surrounding;

REAR GARDEN

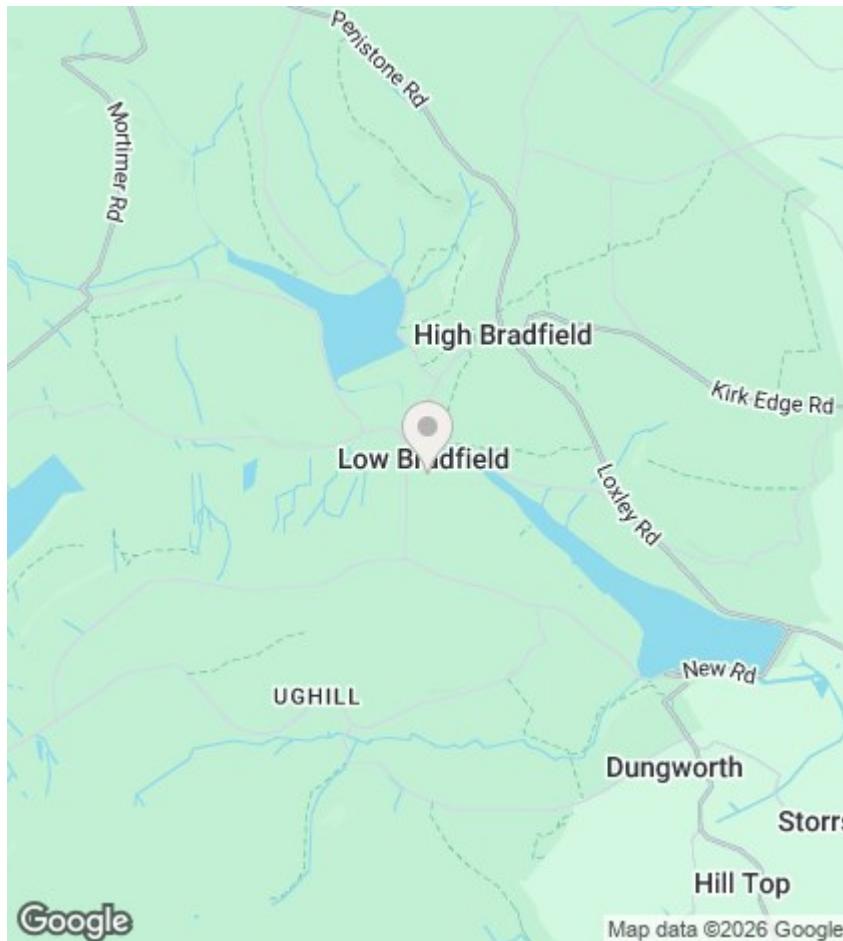
Having; Access to ground floor bedroom; Wooden decking area; Steps down to; Laid lawn; Steps up to kitchen patio doors; Surrounded by mature shrubs; Leading to the front of property and garage;

GARAGE

Providing further of road parking; Single garage; Great for storage;







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		63	
EU Directive 2002/91/EC			