



GRANT'S
OF DERBYSHIRE

Market Place, Matlock DE4 4ET
£625

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 is on the second floor of Dale House and briefly comprises: spacious living room, kitchen, double bedroom and bathroom. The property benefits from electric storage heating and is well presented throughout. Whilst there is no allocated parking with this property, on-street parking is available nearby. Available end October / early November 2025. Viewing highly recommended.

Accessing the property

The property is accessed via a passageway to the left of the Sour Cow Cafe, where a communal entrance door to the left leads into the property. Flat 6 is found at the top of the stairs and there is a further flight of stairs up to the living room.

Living Room 14'4" x 14'4" (4.39 x 4.37)

A very spacious room with a front aspect, half moon shaped window, looking out onto Wirksworth town centre and allowing plenty of natural light.

Kitchen 12'3" x 11'0" (3.74 x 3.36)

Fitted with a contemporary suite consisting of white gloss, wall, base and drawer units with contrasting 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 a washing machine and further space for a free-standing fridge/freezer. This space also benefits from a useful storage cupboard, ideal for household storage, you'll also find the boiler here. There's a window to the rear aspect.

Bathroom 9'10" x 9'0" (3.01 x 2.76)

With a skylight, wood effect vinyl floor

covering and ceiling light fitting. This bathroom is fitted with a panelled bathtub with mains shower over, a dual flush WC and a pedestal wash hand basin. There's also a chrome ladder style heated towel rail. This is a good sized room.

Bedroom 17'5" x 12'9" (5.33 x 3.91)

Of double proportion with a front aspect, sash window, carpet to the floor and a spotlight fitting to the ceiling.

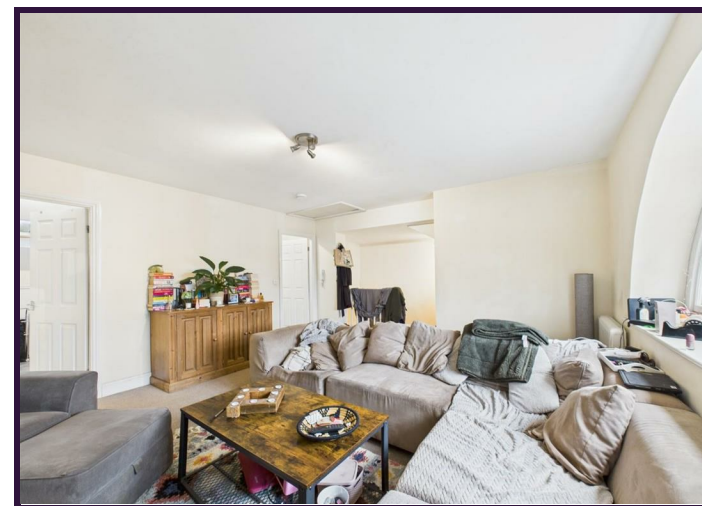
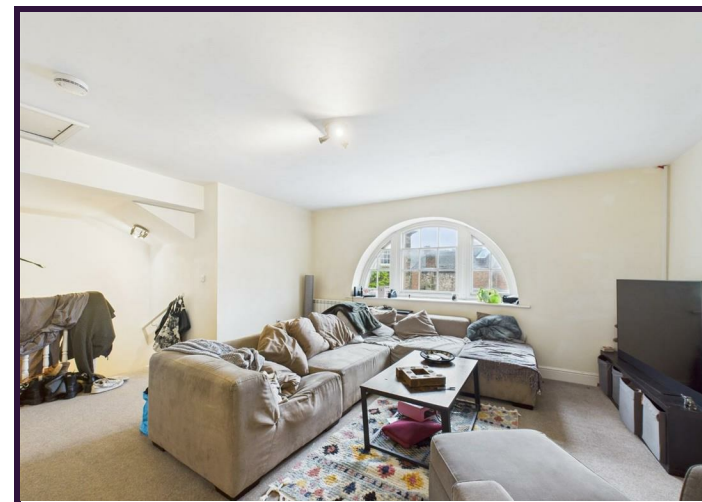
Council Tax Information

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

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From Wirksworth Market Place Car Park, continue along the row of shops (on the main road) until you reach a gated alley, which is to the left of the 'Sour Cow' cafe, this will lead you to the communal entrance 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.

