



GRANT'S
OF DERBYSHIRE

Flat 4, Dale House Market Place, Wirksworth DE4 4ET
£615 Per Calendar Month

Grant's of Derbyshire are pleased to offer For Rent this spacious and contemporary, first floor, one bedroom flat, occupying a central location in the popular and historic market town of Wirksworth. The accommodation briefly comprises: entrance hallway, large open plan living/dining area, modern fitted kitchen, one double bedroom and a bathroom. The property benefits from electric storage heating and is well presented throughout. Please note there are two flights of stairs up to this flat. Whilst there is no allocated parking with this property, on-road parking is available nearby. Non-smokers. No pets. Sorry no flat shares. Available w/c 21 July 2025.



Accessing the property

The property is accessed via a communal entrance door which leads into a large entrance hall and up two flights of stairs. Flat 4 can be found on the first floor and the flat entrance door opens into the:

Entrance Hallway 3'10" x 4'6" (1.18m x 1.39m)

With carpet to the floor & space for coat and shoe storage. There's also a telephone intercom system here. A door opens into the:

Open Plan Living / Dining Area 14'11" x 14'2" (4.56m x 4.33m)

A very spacious room with a front aspect window which overlooks Wirksworth town centre. With carpet to the floor & a spotlight fitting to the ceiling. There's ample space for living and dining furniture, as well as a handy fitted cupboard, ideal for household storage & housing the hot water tank. A door opens to the bedroom and an opening leads into the:

Kitchen 10'11" x 4'8" (3.35m x 1.43m)

With a front aspect window, tile effect vinyl floor covering and spotlight fitting to the ceiling. Fitted with a contemporary suite consisting of white gloss, wall, base and drawer units with 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 an automatic washing machine and further space for a free-standing fridge/freezer.

Bedroom 12'3" x 10'0" (3.74m x 3.07m)

Of double proportion with a rear aspect window, carpet to the floor and a spotlight fitting to the ceiling. A door opens into the:

Bathroom 12'5" x 2'11" (3.79m x 0.89m)

With a rear aspect window with obscured glass, tile effect vinyl floor covering and ceiling light fitting. Fitted with a three piece suite consisting of dual flush WC, pedestal wash hand basin and panelled bathtub with mains shower over. There's also a chrome ladder style heated towel rail.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

Directional Notes

The approach from our Wirksworth Office is to continue along the row of shops (on your left) until you reach 'The Book Shop' on 'The Dale'. The black door between

'The Book Shop' and 'The Hound Hut' provides access to the flat.





