



GRANT'S
OF DERBYSHIRE

West End, Wirksworth DE4 4EG
£700

Located in the heart of Wirksworth, tucked away in a private historic courtyard just steps from the town centre, is this two storey, one bedroom mews house. The property briefly comprises sitting room, dining kitchen, shower room and utility to the first floor and the master bedroom and en-suite bathroom to the second floor. Available Early November 25. Viewing Highly Recommended.

Ground Floor

The panelled wood front door, with fanlight above, opens from the courtyard into the

Dining Kitchen 11'10" x 8'3" (3.61 x 2.53)

Facing onto the courtyard, this light room has space for a dining table and chairs under the window. The kitchen is fitted with a range of grey units and breakfast bar with white worktops. Integrated appliances include four ring gas hob, electric oven, extractor hood and fridge. The gas combi boiler is tucked neatly in a cupboard in a corner of the room and runs the central heating and hot water throughout. A fully glazed door opens into the inner hallway, and a side door leads through to the

Sitting Room 4.69 x 3.56

Housed in an extension, this room is the standout feature of the property, and being south facing is flooded with light via the french doors and fanlight. The ceiling is full height with exposed purlins, and a range of shelves and cupboards extends the full width of the back wall. The french doors open out onto the patio. There is also a former stable door to the side, which has been converted into a window looking out onto the side path.

Inner Hallway

A door opens into the shower room, the main staircase rises up to the bedroom and further stairs lead down to a utility area.

Shower Room 2.11 x 1.61

A full sized glass shower cubicle houses a mixer shower and ceramic shower tray. White toilet and washbasin. Built in storage with lighted mirror over. Vinyl flooring, extractor fan, radiator.

Lower Ground Floor

From the inner hall a short flight of stairs leads down to the

Utility Room

With space and plumbing for a washing machine.

First Floor

Stairs lead up from the inner hall, turning half way at a useful landing, and rising past a long display shelf to enter the

Bedroom 6.27 x 3.76 max

A spacious room with high ceilings and exposed purlins, windows on two sides and a velux window over the stairs. There are lovely views from the side window, and the front feature window looks onto the pretty courtyard.

Second Floor

A short flight of stairs leads up from the bedroom to the

En-Suite Bathroom 2.14 x 1.35

Set just slightly higher than the bedroom to maximise the use of space, the en-suite bathroom has a white suite comprising bath, toilet and wash basin. Feature beam, extractor fan, vinyl flooring and Velux window.

Outside

From the courtyard a full height side gate opens onto a pathway, passing the stone outbuilding and leading round to the patio and garden, which can also be accessed from the sitting room via the french doors. The patio is stone flagged with lovely views over rooftops and gardens to the hills beyond, and is surrounded by a low brick and stone wall. Steps from the patio lead down to an easily managed garden with shrubs and an abundance of roses, enclosed by a stone wall and wooden fencing.

Directional Notes

From our office in Wirksworth Market Place cross the road and head up West End. There is an alleyway on the left hand side of number 13 (red door), continue down here into Cook's Yard, where the property will be found on the right hand side.

Council Tax Information

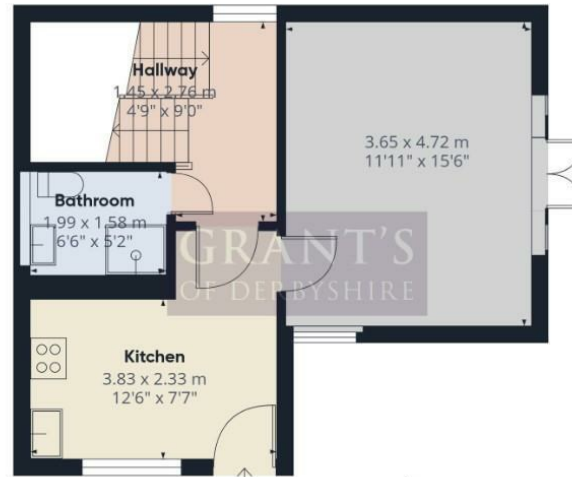
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

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.

Deposits Payable

If you are successful in your application for this rental property, you will be set up on our referencing system 'Goodlord'. The first payment requested will be a one week, non-refundable holding deposit. This is not an additional payment and will be deducted from your first month's rent. If you pass referencing, you will then be asked to pay the remainder of the first month's rent plus the security deposit which is equal to five weeks rent. There are no admin charges involved. If a guarantor is required, you will be charged an additional £50 + VAT per guarantor.





Floor 0



Floor 1

Approximate total area⁽¹⁾

54.8 m²
591 ft²

Reduced headroom

0.3 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

