



GRANT'S
OF DERBYSHIRE

St. Johns Street, Matlock DE4 4DR
£850

This characterful three-storey townhouse is ideally situated in the heart of the historic and highly sought-after town of Wirksworth is Available To Let. Beautifully presented throughout, the home offers spacious accommodation arranged over three levels, including an open-plan dining kitchen and sitting room on the ground floor, a double bedroom and bathroom on the first floor, and a master bedroom with ensuite on the top floor. Additional features include a cellar, two outbuildings, and a quaint rear courtyard, perfect for enjoying a quiet moment outdoors. A video tour is available, and viewing is highly recommended. Small Pets Considered. Available Immediately.

Ground floor

The property is accessed via the side gate, and you enter through the back door into the

Dining Kitchen 24'2" x 12'2" (7.37 x 3.71)

This charming kitchen has plenty of storage with wall, base, and drawer units. It includes a Belfast sink with a mixer tap, a built-in induction hob with an extractor fan, and a built-in fridge freezer. There's also a breakfast bar, and windows at the front and back that let in lots of natural light.

Living room 24'2" x 12'2" (7.37 x 3.71)

Following on from the dining kitchen, this open-plan living room feels bright and welcoming thanks to a large front-facing window that fills the space with natural light throughout the day. At the heart of the room is a decorative fireplace mantel, adding a touch of character and charm,

First floor

Stairs from the kitchen rise to the first floor landing. With doors leading to the bedroom and bathroom.

Bedroom Two 10'2" x 11'1" (3.10 x 3.38)

This generously sized double bedroom provides plenty of room for wardrobes, drawers, and other furnishings. A large front-aspect window fills the space with natural light.

Bathroom 7'3" x 5'4" (2.23 x 1.63)

The bathroom is fitted with a modern three-piece suite, including a fully tiled walk-in shower, a low-flush WC, and a white pedestal sink with a mixer tap. A rear-aspect window brings in plenty of natural light, enhancing the clean and fresh feel of the space.

Second floor

Stairs from the landing rise to the top floor, with a door ahead opening into the master bedroom.

Bedroom one 10'0" x 10'9" (3.05 x 3.28)

This spacious master bedroom provides ample room for a full range of furniture. With both front and side aspect windows, the room enjoys an abundance of natural light throughout the day, creating a bright and airy atmosphere.

Ensuite 7'3" x 7'5" (2.22 x 2.27)

A doorway from the master bedroom opens into a stylish ensuite, complete with a freestanding bathtub, a low-flush WC, and a modern vanity sink unit with a mixer tap. A rear-aspect window brings in plenty of natural light into the space.

Cellar

A door from the living area leads to stairs down to the cellar. It's a useful space for storage or could be used as a workshop.

Outside

To the rear of the property is a charming courtyard with plenty of space for outdoor seating—perfect for relaxing or dining outside. There are also two outbuildings: one provides useful storage, while the other is currently set up as a practical utility room.

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.

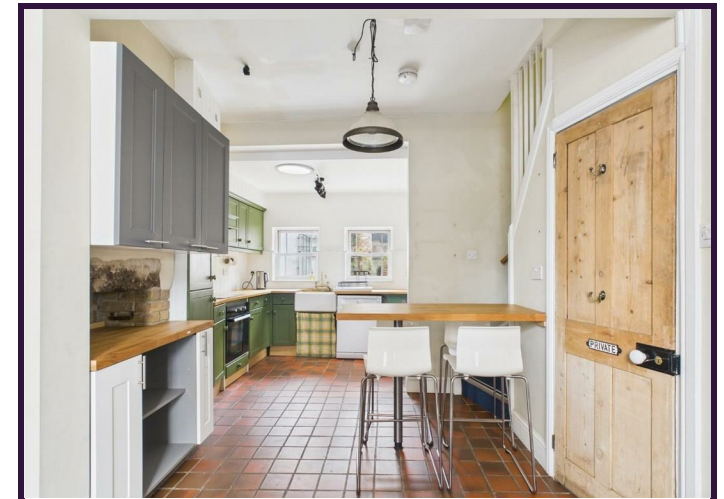
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

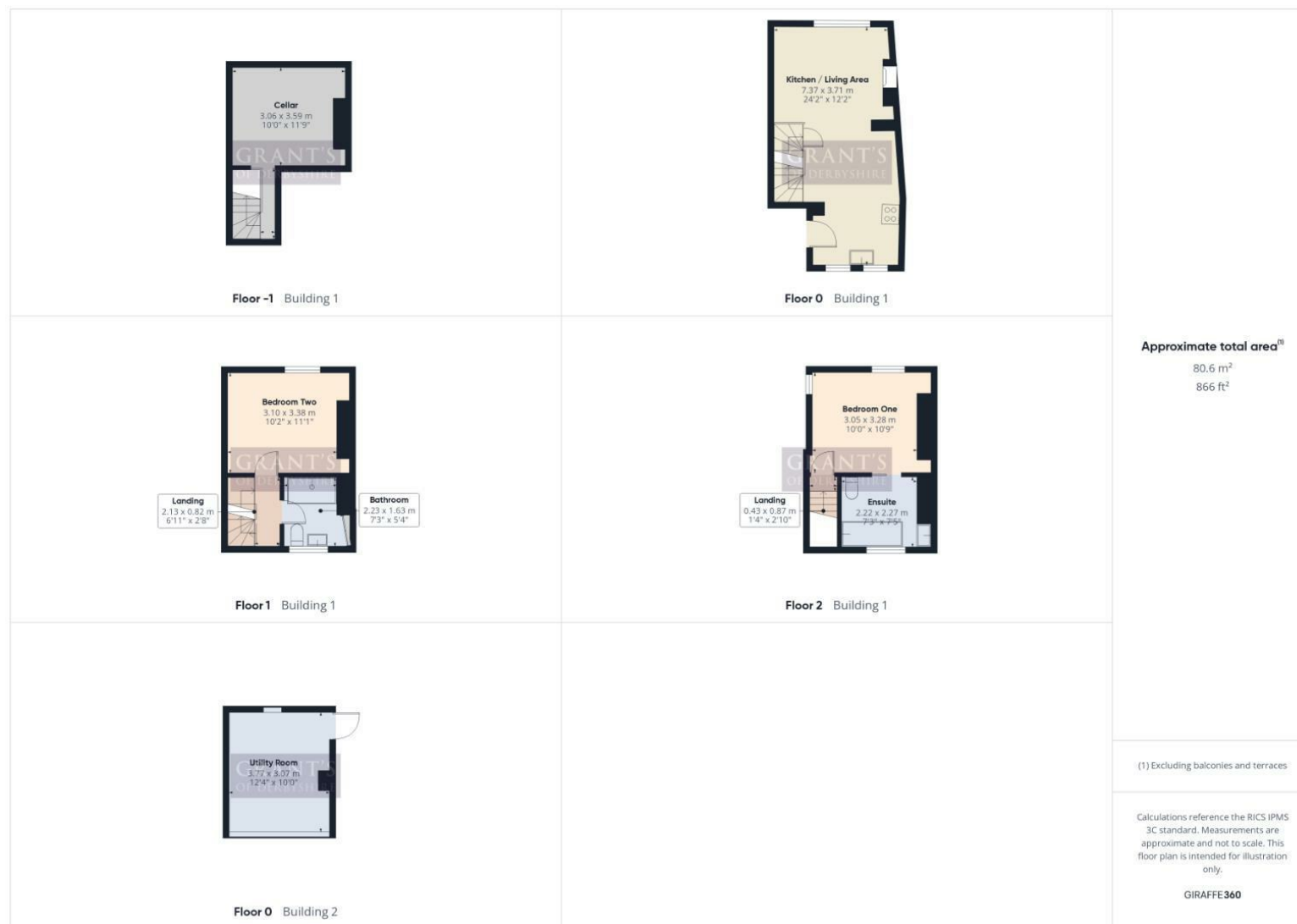
Directional Notes

The property is located just two doors down from our office on St John Street.

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.





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.

