



GRANT'S
OF DERBYSHIRE

26 Yokecliffe Drive, Wirksworth DE4 4EX
£700 Per Month

Grants of Derbyshire are delighted to offer for rent, this detached, two bedroom bungalow, located on the popular estate of Yokecliffe, just a few minutes walk away from Wirksworth town centre. The property benefits from uPVC double glazing and gas central heating and briefly comprises: porch, entrance hallway, kitchen, lounge, one double bedroom, one single bedroom / study, conservatory and bathroom. The property also benefits from a well maintained rear garden, a driveway for at least three vehicles and a brick built garage with power and light. Available Early September. Long term tenants only please. And sorry no pets.



Access To The Property

The property is accessed via the front path way which leads to the part uPVC double glazed front entrance door and into the:

Entrance Porch 6'1" x 4'8" (1.86m x 1.43m)

The ideal space for shoe storage, with a door which leads into the:

'L' Shaped Entrance Hallway 9'7" x 3'0" x 9'8" (2.93m x 0.93m x 2.95m)

With doors which lead to the Kitchen, Lounge, Bathroom, Bedroom 1 and Bedroom 2/Study. There's also a handy airing cupboard which houses the Worcester boiler.

Lounge 15'10" x 9'11" (4.83m x 3.04m)

A spacious and bright room with a rear aspect uPVC double glazed window which overlooks the rear garden.

Fitted Kitchen 9'9" x 8'11" (max) (2.98m x 2.74m (max))

With a front aspect uPVC double glazed window and fitted with matching wall, base and drawers units with a roll edged work top over. There's a stainless steel sink with mixer tap and free-standing appliances include gas cooker with hob, fridge/freezer and washing machine.

Bedroom One 10'3" x 9'10" (to the wardrobe door) (3.13m x 3.02m (to the wardrobe door))

A good sized room with a rear aspect uPVC double glazed window overlooking the rear garden. With fitted wardrobes, providing plenty of storage space and a rear aspect door which leads into the:

Conservatory / Garden Room 7'6" x 7'2" (2.30m x 2.20m)

A sunny room with uPVC double glazed windows on all aspects and a rear aspect uPVC double glazed external door, providing access into the garden.

Bedroom Two 8'11" x 8'3" (max) (2.74m x 2.52m (max))

A single bedroom with a front aspect uPVC double glazed window and built in storage cupboard.

Bathroom 6'5" x 5'7" (1.96m x 1.72m)

With a front aspect uPVC double glazed window with obscure glass and fitted with a three piece suite consisting of panelled bath with electric Triton T80 shower over, pedestal wash hand basin and low level flush WC.

Outside & Parking

This property benefits from a quaint front garden and fully enclosed rear garden

which has a good sized lawn area with flowering and herbaceous borders and a small paved patio area. The property also has a large driveway providing parking for at least three vehicles and in turn, access to the detached, brick built garage.

Single Garage 16'7" x 8'10" (5.08m x 2.71m)

Having power and lighting, useful storage area within the roof space, panelled and glazed door to the side providing access to the garden and and up and over door to the front.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1712 per annum.

Directional Notes

The property is best approached by leaving the Market Place in Wirksworth town centre. Proceed out of Wirksworth towards Derby turning right at the traffic island into Summer Lane. Take the next turning on the right into Yokecliffe Drive, follow the road down and round the bend, then the property is located on the left hand side identified by our To Let board.





Ground Floor



This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

