



GRANT'S
OF DERBYSHIRE

Market Place, Matlock DE4 4ET
£725

Grants of Derbyshire are delighted to present this spacious three-bedroom flat located in the heart of the popular market town of Wirksworth. The property offers a modern dining kitchen, a generous lounge, a well-appointed family bathroom, and three double bedrooms, providing ample living space throughout. Part furnished. Available January 2026. Virtual tour available.

Access

To access the property you walk through the doorway next to the nail shop, and number 3 is straight ahead.

Ground floor

The property is accessed via the wooden front door

Entrance hall 3'5" x 11'6" (1.05 x 3.53)

As you enter the property you are greeted with an entrance hall, with stairs ahead to the first floor, and a door ahead leading into the

Storage room 5'10" x 11'0" (1.78 x 3.37)

With a window to the side and plumbing for a washing machine, this room is both light and practical, offering useful space for laundry and additional storage.

First floor

The stairs leading up from the entrance hall reach the

Dining kitchen 28'0" x 12'1" (8.55 x 3.69)

A sizeable room with two windows to the side aspect. The kitchen area offers a range of sage green wall, base and drawer units with a wooden roll top work surface and breakfast bar and an inset composite sink with a mixer tap over. There is an integrated double gas range, a ceramic hob with extractor over and an integrated fridge, freezer and dishwasher. From the dining area there is a step up and a door opening to the:

Living room 12'0" x 17'6" (3.66 x 5.35)

This is a spacious and light room with the large sash window to the side aspect allowing a stunning view over the market place and the roof tops towards the hillside beyond. The room is lit by wall lights as well as a ceiling light and the focal point is the cast iron feature fireplace with decorative tiles and painted wooden surround.

Bedroom One 12'4" x 17'4" (3.78 x 5.30)

A very generously sized bedroom with an exposed ceiling timber. The large sash window to the side allows the same delightful view as the lounge.

Bedroom Two 8'9" x 17'1" (2.69 x 5.22)

This bedroom is to the front of the property and is of a decent size with a very high ceiling. There is a high window to the front aspect.

Bedroom Three 7'8" x 14'0" (2.34 x 4.27)

With an exposed ceiling timber and a hatch providing access to the attic space. Big enough for a bed but no window in this room.

Bathroom 6'9" x 11'6" (2.08 x 3.53)

A spacious room with a front aspect window and patterned vinyl to the floor. With a brand new modern, white three piece suite comprising vanity style wash hand basin with storage underneath, a low level flush WC and a 'P' shaped panelled bath with waterfall shower over and a glass screen. There is also access to the attic space from here.

Directional notes

The property is located on the market place in Wirksworth. Proceed for a very short distance up West End where a 'To Let' board will be visible.

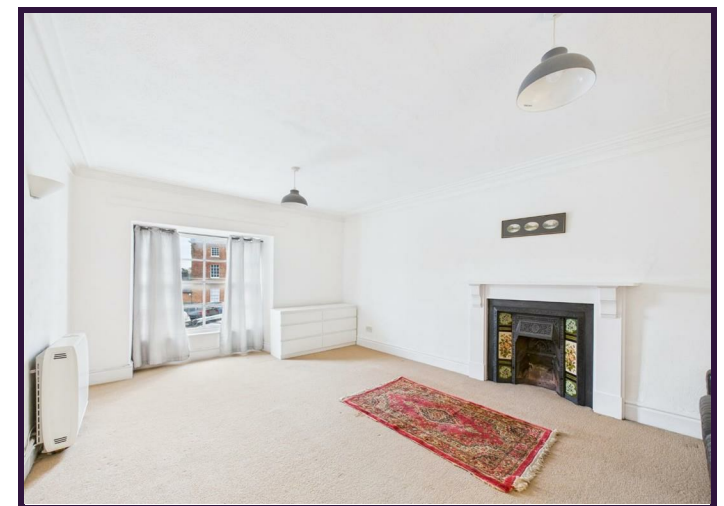
Council Tax Information

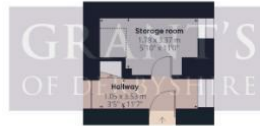
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

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



Approximate total area⁽¹⁾

112 m²
1205 ft²

Reduced headroom

0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

