



GRANT'S
OF DERBYSHIRE

St. Johns Street, Wirksworth DE4 4DR
£750 Per Calendar Month

We are delighted to offer To Let this two bedroom ground floor flat located in the centre of the sought after town of Wirksworth. The accommodation comprises of an open plan kitchen living area with appliances, two double bedrooms and a modern family shower room and en-suite bathroom. The property also has one allocated parking space. Please note, this property is unfurnished and is strictly no pets and strictly non-smokers. Call us now to arrange a viewing! Available Early September 2025

Access to Property

Via the stone arch way leading into the car park. The property is accessed from the steps on the right hand side and the entrance door can be found to your left. The entrance door opens into:

Entrance Hallway

providing access to the living area, bedroom one and two and the bathroom. There is also space for coat and shoe storage.

Open Plan Kitchen Living Space

An open plan kitchen and living space with grey oak wooden flooring. The room, lit by inset spotlights, is fitted with a range of matching white gloss wall, base and drawer units with white worktops over and a stainless steel one and a half bowl sink with mixer tap over. Integrated appliances include a large fridge/freezer, electric oven and four ring induction hob with extractor fan over, dishwasher and washer/dryer. There is a breakfast bar and two large sash windows with wooden shutters to the side aspect.

Family Shower Room

A spacious part tiled bathroom fitted with a modern three piece suite comprising dual flush WC, vanity style wash basin with storage cupboard beneath and a large walk in shower cubicle with thermostatic shower fittings. There is a window to the rear aspect and the room is lit by inset spotlights. There is also a wall mounted heated towel rail.

Bedroom One

A spacious double bedroom with a rear aspect window. A door opens into the;

En-Suite

This part tiled bathroom is fitted with a modern three piece suite comprising dual flush WC, vanity style wash basin with storage cupboard beneath and a large walk in shower cubicle with thermostatic shower fittings. There are inset spotlights to the ceiling and a wall mounted heated towel rail.

Bedroom Two

Another spacious double room with a sash window to the side aspect.

Parking

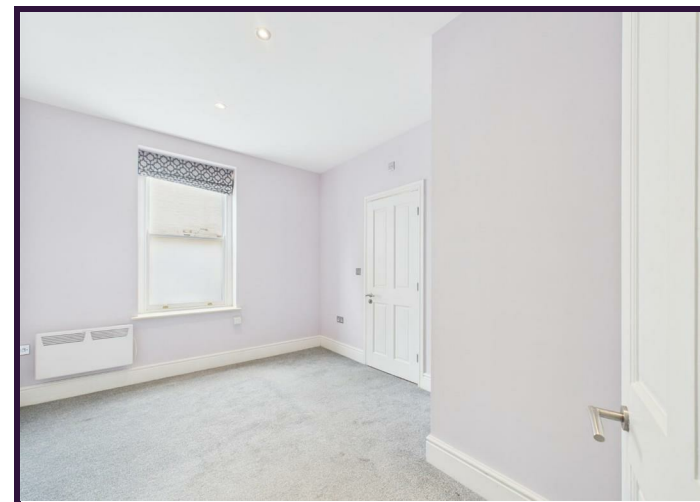
There is one allocated parking space with the property.

Directional Notes

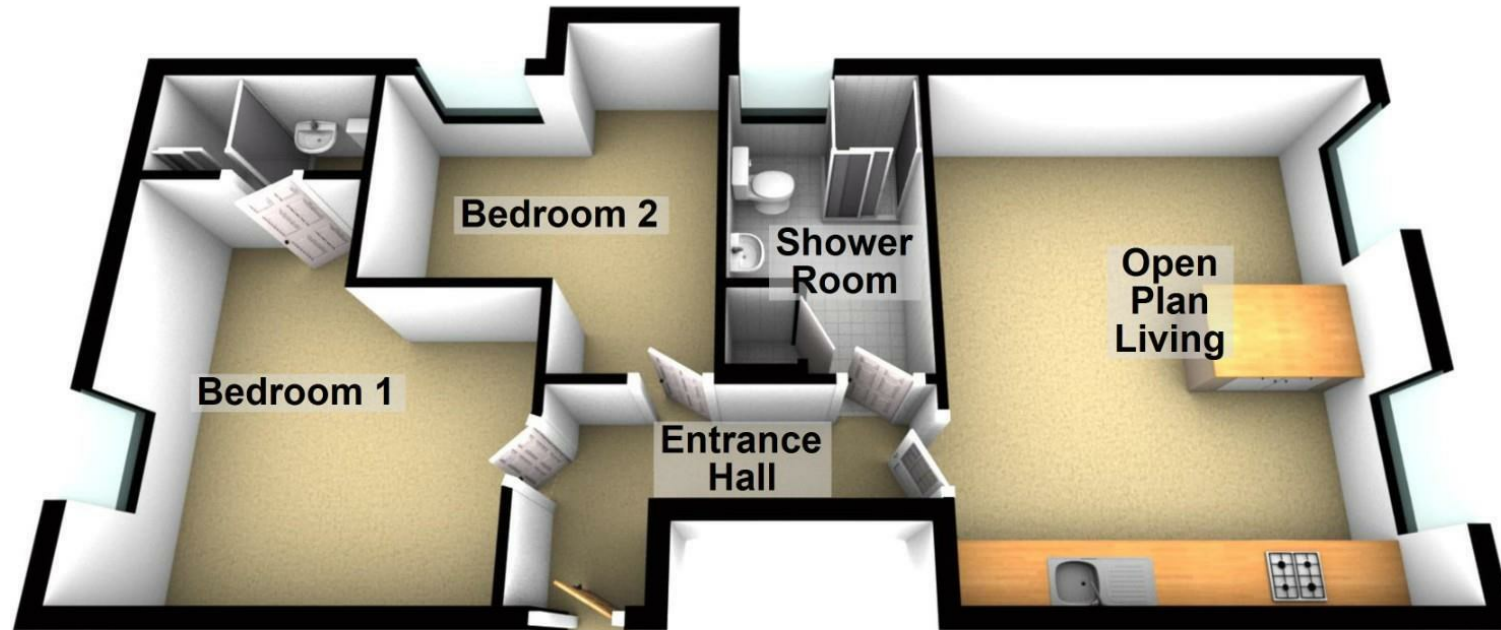
From our office in The Market Place, proceed down St John Street, Flat 2 is located after a short distance on the right hand side through the stone archway.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1653 per annum.



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.

