



GRANT'S
OF DERBYSHIRE

Flat 8, Dale House Market Place, Wirksworth DE4 4ET
£625 Per Calendar Month

Grant's of Derbyshire are pleased to offer For Rent this spacious and contemporary, second floor, one bedroom flat, occupying a central location in the popular and historic market town of Wirksworth. The accommodation briefly comprises: entrance hallway, large open plan living/dining area, modern fitted kitchen, one double bedroom and a bathroom. The property benefits from electric storage heating and is well presented throughout. Please note there are four flights of stairs up to this flat. Whilst there is no allocated parking with this property, on-road parking is available nearby. Non-smokers. No pets. Sorry no flat shares. Available immediately.



Accessing the property

The property is accessed via a communal entrance door which leads into a large entrance hall and up four flights of stairs. At the very top, on the second floor, flat 8 can be found. The flat entrance door opens into the:

Entrance Hallway 3'10" x 4'5" (1.18m x 1.36m)

With carpet to the floor & space for coat and shoe storage. There's also a telephone intercom system here. A door opens into the:

Open Plan Living / Dining Area 15'1" x 14'7" (4.60m x 4.47m)

A very spacious room with a front aspect window which overlooks Wirksworth town centre. With carpet to the floor & a spotlight fitting to the ceiling. There's ample space for living and dining furniture, as well as a handy fitted cupboard, ideal for household storage & housing the hot water tank. A door opens to the bedroom and an opening leads into the:

Kitchen 10'11" x 4'7" (3.35m x 1.41m)

With a front aspect window, tile effect vinyl floor covering and spotlight fitting to the ceiling. Fitted with a contemporary suite consisting of black gloss, wall and base units with white tiled splashbacks, a wood

effect work top over and stainless steel sink with mixer tap. There's a free-standing ElectriQ oven, space and plumbing for an automatic washing machine and further space for a free-standing fridge/freezer.

Bedroom 12'4" x 9'8" (3.77m x 2.96m)

Of double proportion with a rear aspect window, carpet to the floor and a spotlight fitting to the ceiling. A door opens into the:

Bathroom 6'7" x 3'6" (2.03m x 1.09m)

A part tiled room with a side aspect window, tile effect vinyl floor covering and two ceiling lights. Fitted with a three piece suite consisting of dual flush WC, pedestal wash hand basin and panelled bathtub with mains shower over. There's also a chrome ladder style heated towel rail and an extractor fan.

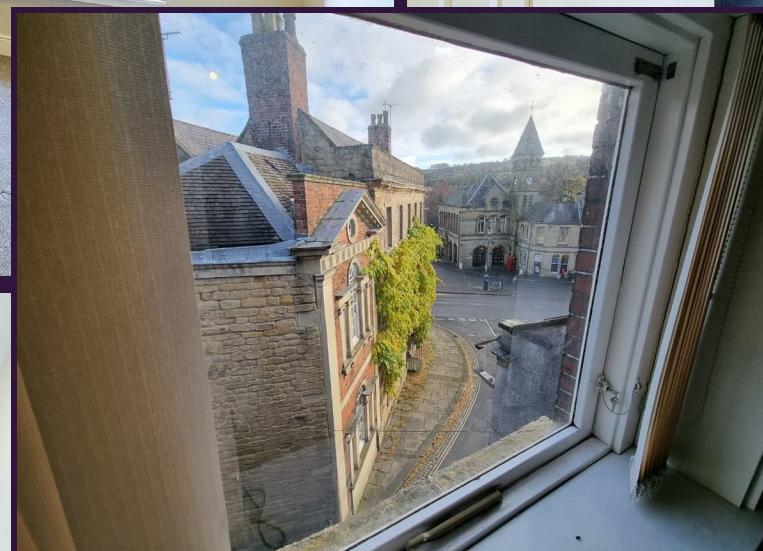
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

Directional Notes

The approach from our Wirksworth Office is to continue along the row of shops (on your left) until you reach 'The Book Shop'

on 'The Dale'. The black door between 'The Book Shop' and 'The Hound Hut' provides access to the flat.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B1-B1)	B		
(B2-B3)	C		
(B4-B5)	D		
(B6-B7)	E		
(B8-B9)	F		
(B10-B11)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A2 plus)	A		
(B1-B1)	B		
(B2-B3)	C		
(B4-B5)	D		
(B6-B7)	E		
(B8-B9)	F		
(B10-B11)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			