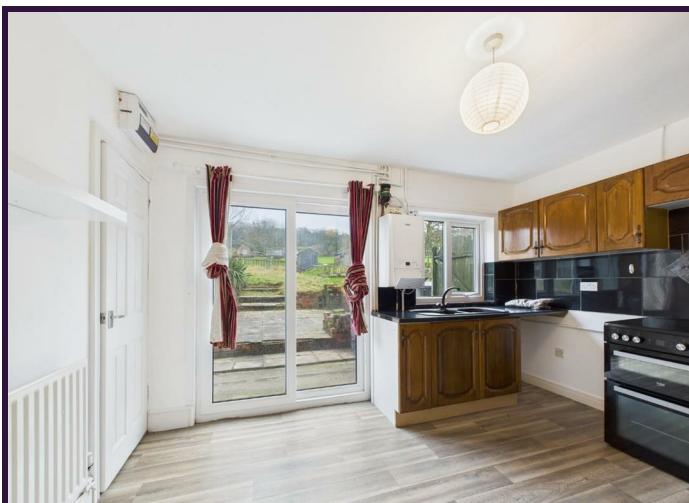
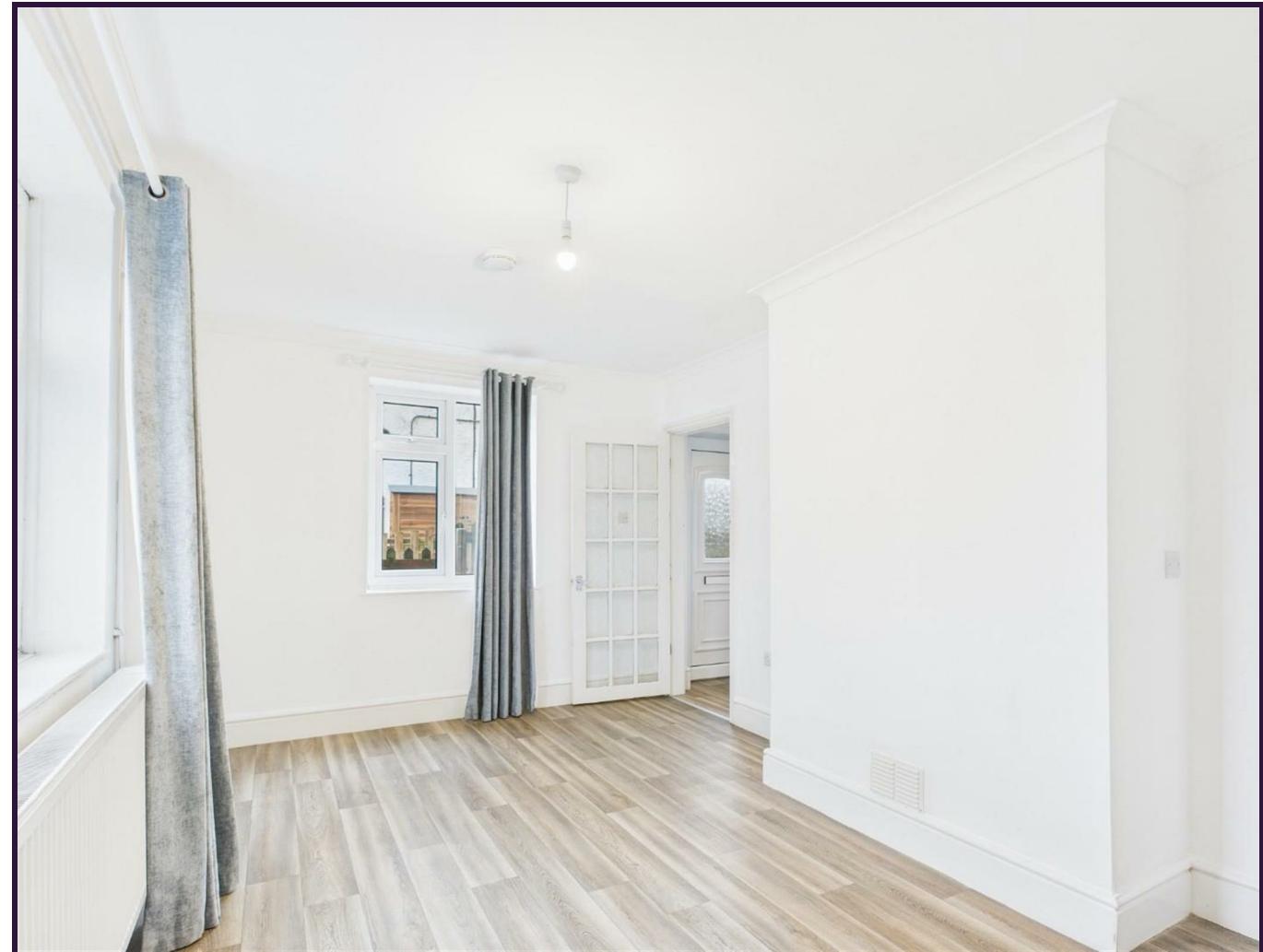




**GRANT'S**  
OF DERBYSHIRE

Gorsey Bank, Wirksworth DE4 4AD  
£725 Per Calendar Month

Grant's of Derbyshire are pleased to offer for rent, this spacious three bedroom family home, located just on the outskirts of Wirksworth. The home benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises; entrance hallway, downstairs WC, kitchen and lounge and to the first floor there are three bedrooms and a family bathroom. Outside there is a large rear garden and patio area, enjoying beautiful views of the Derbyshire countryside and to the front of the property, there's a smaller lawned garden too. There is on-road parking right in front of the property. Available January 2026.



## Ground Floor

The property can be accessed via the front garden where a pathway leads to the front entrance door which is to the side of the property. This door opens into the:

### **Entrance Hallway 5'9" x 4'4" (1.77m x 1.33m)**

With new wood effect vinyl flooring and doors that open to the downstairs WC, the lounge and the kitchen. Stairs also rise from here to the first floor landing.

### **Downstairs WC 4'3" x 2'11" (1.30m x 0.89m)**

With a side aspect window with obscure glass and fitted with new vinyl flooring and a low level flush WC.

### **Kitchen 12'7" (max) x 9'11" (3.84m (max) x 3.03m)**

A good sized room fitted with new wood effect vinyl flooring, with a rear aspect uPVC double glazed window and uPVC double glazed sliding doors which lead straight out to the rear garden and patio area. This room is fitted with wooden wall, base and drawer units with a black granite effect work top over and a one a half bowl, brown composite sink with mixer tap over. There's space and plumbing for a washing machine and ample space for further appliances such as an oven, fridge and freezer. The 'Ideal combi logic +' boiler is also located here. A door opens to a large storage cupboard, ideal for household items.

### **Lounge 15'10" x 9'11" (max) (4.85m x 3.04m (max))**

A spacious and bright room with front and side

aspect uPVC double glazed windows overlooking the front garden and fitted with new wood effect vinyl flooring.

## First Floor

Newly carpeted stairs from the entrance hall lead to the first floor landing where further new carpet has been fitted and doors lead to all three bedrooms and the family bathroom. A door also opens to a storage cupboard where the hot water tank can be located.

### **Bedroom 1 15'10" x 9'10" (max) (4.85m x 3.01m (max))**

A very spacious and bright room, fitted with a new carpet and with front and side aspect uPVC double glazed windows overlooking the front garden.

### **Bedroom 2 8'9" x 6'8" (2.68m x 2.04m)**

Fitted with a new carpet and with a rear aspect uPVC double glazed window overlooking the rear garden and beautiful Derbyshire countryside beyond.

### **Bedroom 3 6'8" x 7'2" (2.04m x 2.19m)**

A single room, fitted with a new carpet and with rear and side aspect uPVC double glazed windows overlooking the rear garden and beautiful Derbyshire countryside beyond.

### **Family Bathroom 4'8" x 5'4" (1.44m x 1.65m)**

With a side aspect uPVC double glazed window with obscure glass and fitted with new vinyl flooring and a white three piece suite consisting of bath with electric AKW shower over, a low level flush WC and pedestal wash hand basin.

## Outside/Parking

This property benefits from a front garden which is laid to lawn as well as a large rear garden which has a good sized patio area, ideal for a garden furniture set and a large lawned area. Although there isn't a driveway, there's plenty of on-road parking right in front of the property.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1463 per annum.

## Directional Notes

This property is best approached by leaving the Market Place in Wirksworth in the direction of Derby. Turn left at the roundabout onto Water Lane and continue over the old railway crossing, follow the road up and around to the right slightly and the property can be found on the left hand side, located by our 'To Let' board.

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(B1-91) A	Current	(B2-91) A	Current
(B1-91) B	Present	(B2-91) B	Present
(B3-91) C		(B3-91) C	
(D5-91) D		(D5-91) D	
(D9-91) E		(D9-91) E	
(D11-91) F		(D11-91) F	
(D12-91) G		(D12-91) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	