



GRANT'S
OF DERBYSHIRE

High Tor Road, Matlock DE4 3DG
£825 Per Month

Grant's of Derbyshire are please to offer For Rent, this lovely three bedroom, end terraced property in the pretty village of Starkholmes, Matlock. This property benefits from front and rear gardens, a good sized garage and on-road parking. The property briefly comprises; Entrance Hall, Lounge and Kitchen/Diner and then upstairs, Three Bedrooms and a Family Bathroom. Viewing Highly Recommended. Available Early November 2025

Ground Floor

The property is accessed via a side gate which leads into the garden. A path leads to the front entrance door which opens into the:

Entrance Hallway 5'10" x 4'2" (max) (1.78m x 1.29m (max))

From here a door leads into the:

Lounge 14'6" x 11'10" (max) (4.44m x 3.63m (max))

A spacious room with front aspect uPVC double glazed window overlooking the front garden. There's an electric fire, TV point, BT point and fitted blind. A door leads through to the:

Kitchen/Diner 17'9" x 8'6" (max) (5.43m x 2.60m (max))

A good sized room with two rear aspect uPVC double glazed windows overlooking the rear garden. Matching white gloss, wall, base and drawer units with granite effect work top, a large stainless steel butler style sink with mixer tap over and a ceramic Kenwood four burner hob with extractor over. Integrated appliances include fridge, freezer, oven and grill. There's ample space for a dining table and chairs and there's also an under-stairs storage area with coat hooks and shoe racks.

First Floor

From the entrance hallway, stairs leads up to the first floor landing which has a side aspect uPVC double glazed window with fitted blind, looking out to the surrounding countryside. The loft hatch also provides access to the loft from the landing, ideal for storage. Doors lead to all three bedrooms and the family bathroom.

Bedroom 1 11'11" (max) x 10'2" (3.64m (max) x 3.10m)

A spacious double room with a front aspect uPVC double glazed window overlooking the front garden. There's also a curtain rail already provided in this room.

Bedroom 2 11'7" (max) x 8'6" (3.55m (max) x 2.61m)

Another double room with a rear aspect uPVC double glazed window over looking the rear garden. A curtain rail is also provided in this room, along with spacious fitted wardrobes.

Bedroom 3 8'11" (max) x 7'4" (2.72m (max) x 2.26m)

A single room with a front aspect uPVC double glazed window with fitted blind, overlooking the front garden. This room also has a fitted wardrobe.

Bathroom 5'9" x 5'4" (1.76m x 1.65m)

A fully tiled room with rear aspect uPVC double glazed obscured glass window, matching three piece suite comprising bath with shower over and hand held shower head attachment, dual flush WC and pedestal wash hand basin with mixer tap over. The window also has a fitted blind and there's a ladder style heated towel rail.

Outside

This property has a quaint front garden, mostly laid with lawn, with a small rockery in the corner and tall conifers around the front and side, providing full privacy from the road. A pathway leads down the side of the property to the rear garden, some of which is laid with lawn and bordering plants and there's also a good sized patio area, ideal for a garden table and chairs. This property also benefits from a garage, ideal for parking a vehicle or for extra storage. There is also some on-road parking available.

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.

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



Floor 1

Approximate total area⁽¹⁾

62.9 m²
677 ft²

Reduced headroom

0.7 m²
7 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.



