GRANT'S
OF DERBYSHIRE

34 Yokecliffe Drive, Wirksworth DE4 4EX
Offers In The Region Of £259,995

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Grant's of Derbyshire are pleased to offer For Sale, this two bedroom detached bungalow, in a sought after location, just a short distance from the centre of Wirksworth. Whilst the property benefits from gas central heating and uPVC double glazing, it does require a scheme of modernisation and improvement. There is a block paved drive providing off street parking and a single garage. The accommodation comprises entrance hall, kitchen, living room, two bedrooms and a shower room. No Upward Chain. Virtual Tour Available. Viewing Highly Recommended.

Entrance Hall
The property is entered via the uPVC double glazed door which opens into the entrance hall. There is a built-in cupboard providing storage for household items and it also houses the gas combination boiler. The first door on the left provides access to the

Kitchen 9'10" x 9'0" (3 x 2.74)
Having a traditional range of wall, base and drawer units with inset stainless steel sink, freestanding gas cooker and space and plumbing for a washing machine. uPVC double glazed window to the front aspect.

Living Room 15'11" x 10'0" (4.84 x 3.04)
A good sized reception room with a uPVC double glazed window to the front aspect, TV point and ample space for a dining table and chairs if required. There is a gas fire set within a wooden surround.

Bedroom One 11'10" x 9'11" (3.6 x 3.02)
A double bedroom with a uPVC double glazed window overlooking the rear garden.

Bedroom Two 9'0" x 8'3" (2.74 x 2.51)
With a uPVC double glazed window overlooking the rear garden and a bank of high level storage cupboards.

Shower Room 6'4" x 5'7" (1.94 x 1.7)
With a three piece suite comprising of low flush WC, wash basin set within a vanity cupboard and a corner shower cubicle. There is an obscure glass uPVC double glazed window to the side aspect.

Outside
To the rear of the property, there is a low maintenance, tiered garden having a range of mature plants and trees. To the front of the property there is a block paved drive providing parking for at least two vehicles.

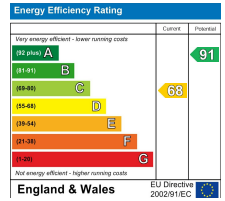
Garage 15'8" x 8'6" (4.77 x 2.6)
With an up and over door, power and light.

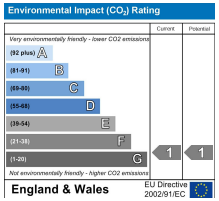
Directional Notes
The approach from our Wirksworth Office is to proceed south along St John Street in the direction of Derby and upon reaching the mini roundabout turn right into Summer Lane. Take the first turning on the right into Yokecliffe Drive and follow the road up the hill where number 34 is located on the right hand side as identified by our For Sale sign.

Council Tax Information
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1764 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.

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