



GRANT'S
OF DERBYSHIRE

8 North Street, Cromford DE4 3RG
£750 Per Calendar Month

Grant's of Derbyshire are pleased to offer To Let this grade II listed stone built terrace property which is ideally located close to the centre of the historic village of Cromford. The accommodation is set over three floors and offers two good size bedrooms, ground floor bathroom, lounge and dining kitchen. To the rear of the property there is a patio garden.. Available Late April 2025



Ground Floor

The property is entered on the ground floor via a cottage style wooden door, it leads straight into the

Lounge 12'04" x 10'6" (3.76 x 3.20)

A delightful room which benefits from being newly redecorated, new carpets and aspects over North Street through a stone mullioned window.

Dining Kitchen 10'00" x 9'00" (3.05 x 2.74)

A newly fitted kitchen with a range of matching neutral wall and base units, stainless steel inset sink with mixer tap. A door at the rear leads into the garden area.

Bathroom 10'03" x 4'10" (3.12 x 1.47)

A newly fitted three-piece suite comprising low flush WC, bath with shower over and hand basin.

First Floor

From the lounge a flight of stairs leads to the first floor, a door on your right hand side leads into

Bedroom Two

A very good sized second bedroom which has been newly redecorated and benefits from built-in storage.

Second Floor

A flight of stairs leads to the second floor and directly into

Bedroom One

Benefitting from a feature stone mullioned window this is a light and spacious room.

Outside

To the rear of the property there are steps that lead down to the patio garden which is an ideal space for growing plants / vegetables and sitting out on a warm evening.

Directional Notes

From our office at the Market Place at Wirksworth, continue left along Harrison Drive in the direction of Cromford. As you descend down the hill towards Cromford Market Place, North Street is on the right hand side and the property is towards the end of the road on the left hand side as identified by our To Let board.

Council Tax Information

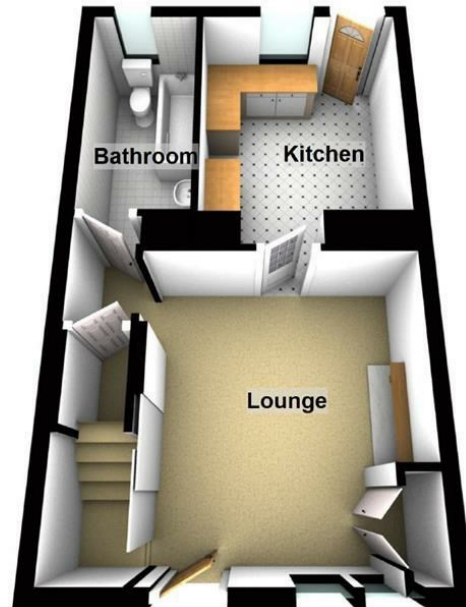
We are informed by Derbyshire Dales District Council that this home falls within Council Tax band B which is currently £1498 per annum.





Ground Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



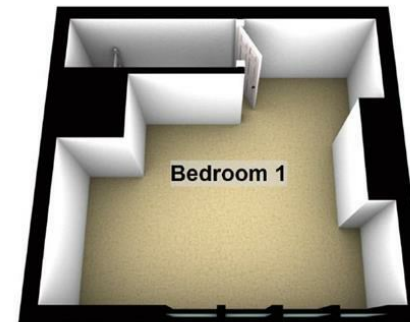
First Floor

Approx. 16.7 sq. metres (179.3 sq. feet)



Second Floor

Approx. 16.4 sq. metres (176.2 sq. feet)



Total area: approx. 64.5 sq. metres (694.8 sq. feet)

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.