



**GRANT'S**  
OF DERBYSHIRE

Market Place, Matlock DE4 4ET  
£625 Per Month

Grant's of Derbyshire are pleased to offer For Rent this spacious and contemporary, 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 kitchen/dining area, spacious living room, one double bedroom and a bathroom. The property benefits from electric storage heating and is well presented throughout. Whilst there is no allocated parking with this property, on-road parking is available nearby. Available immediately. Viewing highly recommended. Video tour available.

## Accessing the property

The property is accessed via a communal entrance door which leads into a large entrance hall and up some flights of stairs.

## Entrance hall 2'6" x 2'7" (0.78 x 0.79)

With carpet to the floor, a side aspect window and stairs leading to the

## Open plan Kitchen/dining area 13'1" x 13'6" (4.01 x 4.13)

This open plan kitchen is fitted with a contemporary suite consisting of white gloss, wall, base and drawer units with black tiled splashbacks, a granite effect work top over and stainless steel sink with mixer tap. There's an integrated electric oven with stainless steel extractor hood over, space and plumbing for a washing machine and further space for a free-standing fridge/freezer. This space also benefits from a useful storage cupboard, ideal for household storage.

## Living room 16'10" x 12'0" (5.14 x 3.67)

A very spacious room with a front aspect window, looking out onto Wirksworth town centre, and a side aspect window allowing plenty of natural light. There's ample space for furniture, as well as a handy fitted cupboard, ideal for household storage.

## Bedroom 14'7" x 13'10" (4.45 x 4.24)

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 5'11" x 6'5" (1.82 x 1.96)

With rear and side aspect windows with obscured glass, wood effect vinyl floor covering and ceiling light fitting. This bathroom is fitted with a panelled bathtub with mains shower over, and a separate toilet cubicle consisting of dual flush WC and a pedestal wash hand basin. There's also a chrome ladder style heated towel rail.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum.

## Directional notes

The approach from our Wirksworth Office is to continue along the row of shops (on your left) until you reach a gated alley, which is next to the 'Sour Cow' cafe, this will lead you to the communal entrance 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [B1-B1] A	80	Very environmentally friendly - lower CO <sub>2</sub> emissions [B2-B2] A	
[B2-B3] B	61	[B1-B1] B	
[B3-B4] C		[B2-B2] C	
[D5-D6] D		[D5-D6] D	
[D7-D8] E		[D7-D8] E	
[F1-F2] F		[F1-F2] F	
[G1-G2] G		[G1-G2] G	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

