



GRANT'S
OF DERBYSHIRE

Bankside, Youlgrave DE45 1WD
£795 Per Calendar Month

Grant's of Derbyshire are delighted to offer To Let this charming character cottage, situated in a peaceful and idyllic location within the sought after Peak District village of Youlgrave. The property benefits from uPVC double glazing and gas central heating. The accommodation comprises an open plan spacious living/dining/kitchen area (with multi-fuel stove), one double bedroom, a bathroom, separate WC and is furnished. Please note that there is no parking or outside space. Available mid January 2025. Non-smokers. No pets. Viewing Recommended.

Ground Floor

To the front of the cottage, a part glazed door opens into the

Entrance Porch 5'1" x 2'5" (1.55m x 0.74m)

With quarry tiled flooring and side facing windows. This is the ideal space to hang coats and store footwear. From here a multi-paned double glazed door provides access to the

Living Room 15'1" x 13'6" (max) (4.60m x 4.14m (max))

This is a good sized reception room in which the focal point is the substantial stone fireplace with raised stone hearth housing the multi fuel stove. The room is full of character with exposed ceiling timbers and the exposed lintel above the shelving in the recess to the side of the fireplace. There is wood effect flooring, a window to the front aspect and a smaller window to the side elevation. At the front of the room is the staircase leading up to the first floor and to the rear is a wide opening to the

Kitchen 8'11" x 6'9" (2.74m x 2.08m)

With a continuation of the wood effect flooring, the kitchen is fitted with a range of wall and base units with wooden work surfaces. The inset sink with swan neck mixer tap is located beneath the window to the side aspect. Currently in place, and left on a goodwill basis, are the following appliances: washing machine, slimline dishwasher, fridge, electric oven with extractor hood over.

First Floor

The open tread staircase leading up from the living room reaches the landing from where doors open to the bedroom, the WC and the bathroom.

Bedroom 14'8" x 10'8" (max) (4.48m x 3.26m (max))

A spacious double bedroom with exposed floorboards and a southerly facing window to the front aspect. Double doors open to a good sized wardrobe (not included in the room dimensions) with hanging rail and shelf.

Separate WC 6'0" x 2'11" (1.83m x 0.89m)

With an obscured glass window to the side aspect, this room is fitted with a low flush WC and a wall hung wash hand basin with tiled splashback.

Bathroom 8'11" x 5'3" (2.74m x 1.62m)

Two steps lead down from the landing to this bathroom. It is a part tiled room, fitted with a pedestal wash hand basin and a panelled bath with shower over. There is a obscured glass window to the side aspect. Doors open to a cupboard which provides storage and also houses the wall mounted Worcester combination boiler.

Outside

Please note that there is no parking or outside space with this property.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1589 per annum.

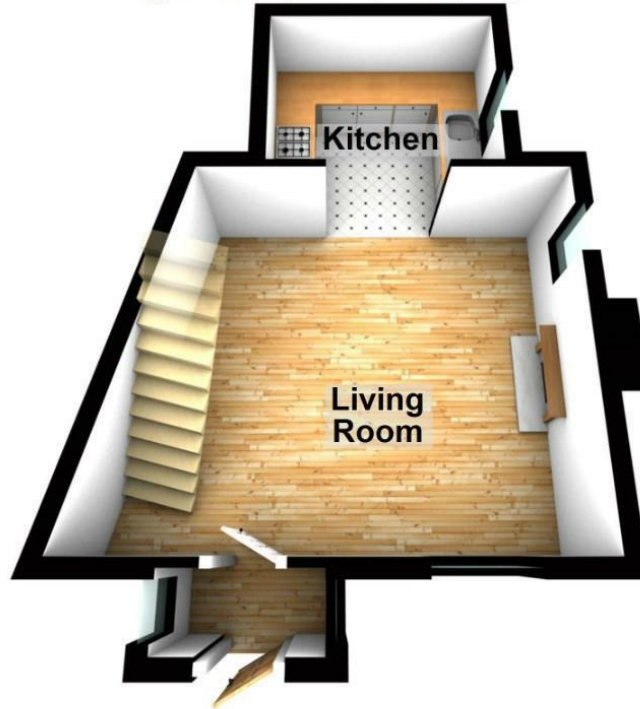
Directional Notes

If driving into Youlgrave with All Saints' Church on the left, proceed through the village and once you have passed The Farmyard Inn on the right, look out for The Methodist Church, also on the right hand side. It is advised to park somewhere near here. Bankside is a small lane opposite the Methodist Church. Walk a short distance down here and follow it as it veers to the right. Thyme Cottage is then the first cottage on the right hand side.



Ground Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



Total area: approx. 51.4 sq. metres (553.6 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.

