



GRANT'S
OF DERBYSHIRE

Yokecliffe Avenue, Wirksworth DE4 4DJ
Offers Around £259,995

This two-bedroom detached bungalow, located on the ever-popular Yokecliffe Avenue in Wirksworth, is now available for sale. Just a short walk from the town centre and its wide range of amenities, the property benefits from uPVC double glazing throughout and gas central heating. The accommodation briefly comprises an entrance hallway, a generous living room, kitchen, bathroom, and two double bedrooms. Outside, there are gardens to the front and rear, a spacious driveway, and a garage providing off-road parking. While the home would benefit from some modernisation, it presents a fantastic opportunity to secure a detached property in this vibrant and highly sought-after market town. Virtual tour available. Viewing highly recommended. No upward chain.

Entrance Hall 2'7" x 9'9" (0.80 x 2.98)

As you enter the property you are greeted with a light entrance hall with various doors leading to different rooms.

Kitchen 8'10" x 11'4" (2.70 x 3.47)

This light and spacious kitchen includes a range of wall, base, and drawer units, and an integrated oven. There is space and plumbing for a washing machine as well as under counter space for a fridge and a freezer. A front-facing uPVC double glazed window lets in plenty of natural light, making the room feel bright and welcoming.

Living room 9'10" x 17'9" (3.02 x 5.43)

This generously sized reception room offers plenty of space for both lounge furniture and a dining table with chairs. A large front-facing uPVC double glazed window fills the room with natural light, creating a bright and comfortable living area.

Bedroom One 9'10" x 13'9" (3.01 x 4.20)

This spacious double bedroom features a rear-facing glass sliding door that opens directly onto the garden, filling the room with natural light and creating a peaceful, airy atmosphere.

Bedroom Two 8'10" x 10'0" (2.71 x 3.07)

Another well-proportioned double bedroom with a rear-facing window that brings in plenty of natural light and offers a lovely view of the garden.

Bathroom 5'11" x 6'5" (1.81 x 1.96)

This family bathroom offers a three piece suite comprising low flush WC, pedestal sink and a panelled bath with shower over.

Outside & Parking

To the front of the property is a charming garden, along with a spacious driveway and garage providing off-road parking. At the rear, you'll find a fully enclosed garden — ideal for outdoor dining or relaxing.

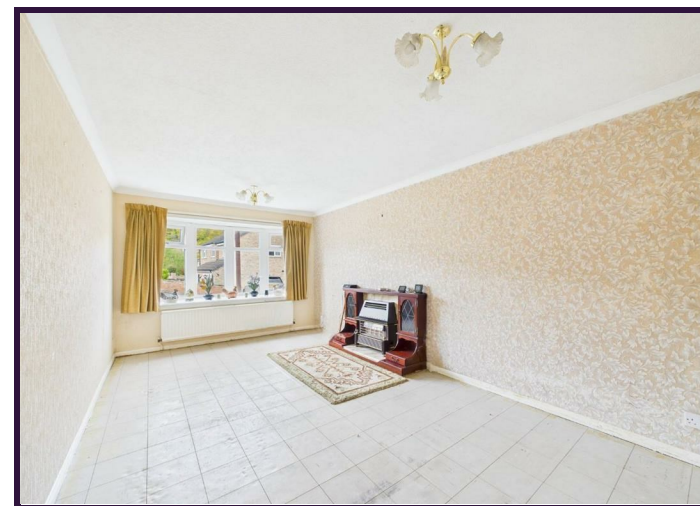
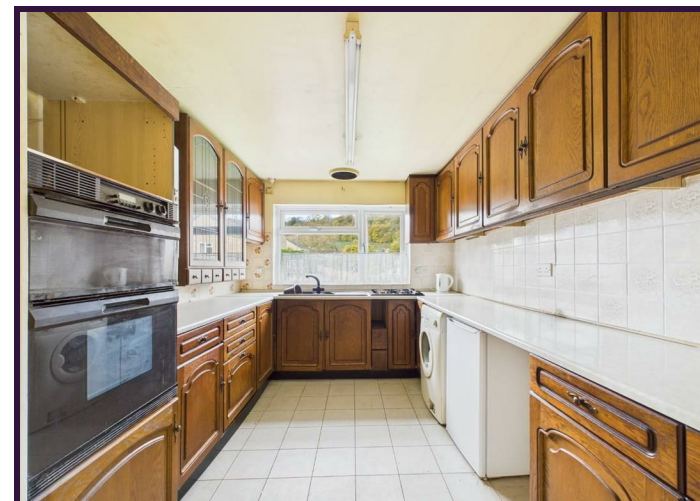
Council Tax Information

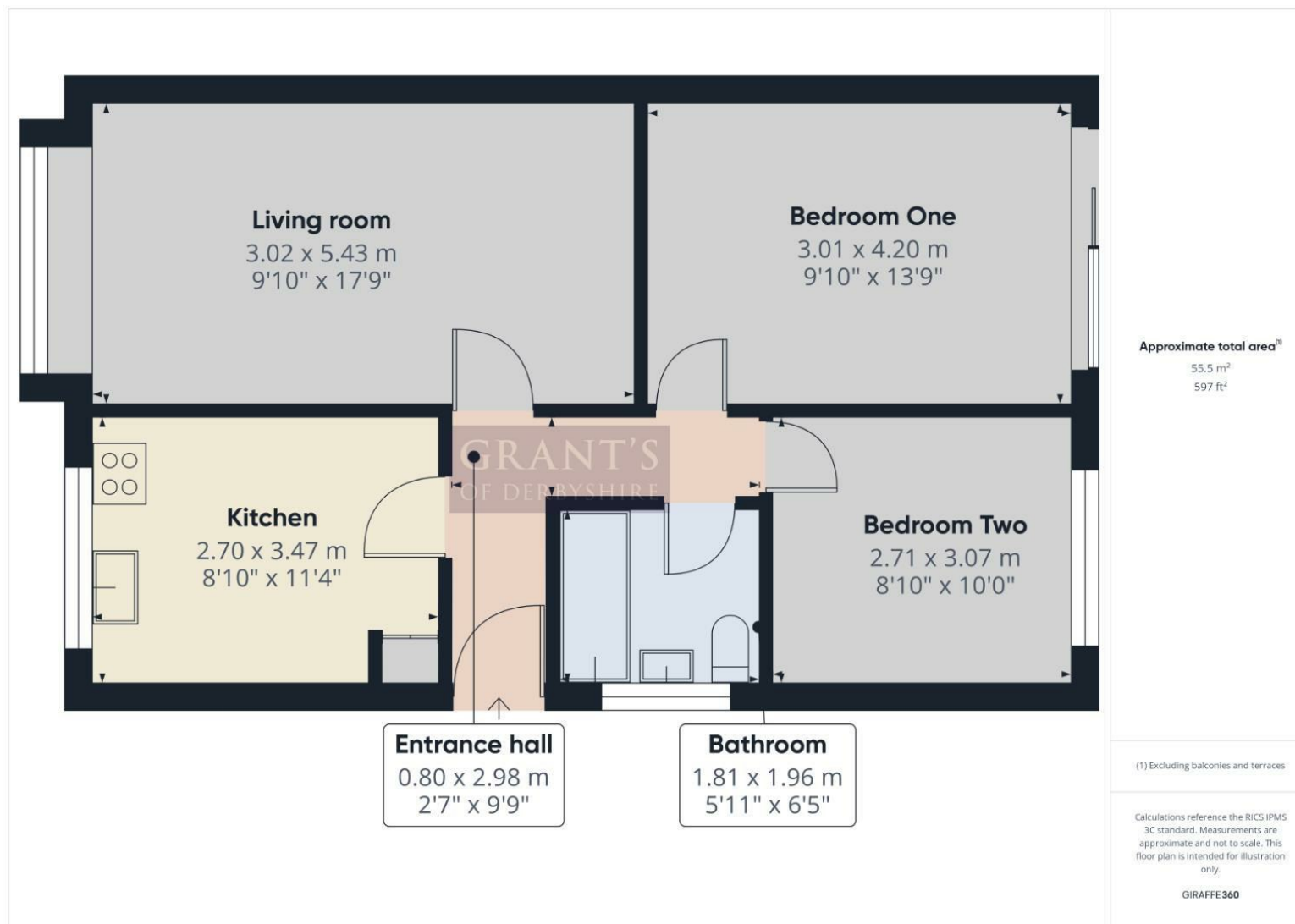
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional notes

From our office in Wirksworth, proceed down St John Street in the direction of Derby. At the mini roundabout take a right turn onto Summer Lane and then take the first right onto Yokecliffe Drive. Yokecliffe Avenue is the next road on the left. Towards the top of the avenue, turn right where the road forks and you'll find the property on the left hand side.





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.

