



## 3 Bed House - Terraced

10 York Street, Friar Gate, Derby DE1 1FZ

Offers In Excess Of £185,000 Freehold



**FLETCHER**  
& COMPANY

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Beautiful Character Mid Terraced Home
- Beautifully Presented
- Ideal for Young Professionals & First Time Buyers
- Highly Sought after Location in Friar Gate Conservation Area
- Gas Central Heating & Double Glazing
- Passaged Entry, Entrance Hallway, Cellar & Stylish Lounge
- Open Plan Kitchen & Dining Room
- Spacious Master Bedroom, Bedroom Two & Loft Room
- Well Appointed Bathroom
- Delightful South West Facing Rear Garden

BEAUTIFUL PERIOD HOME SET IN SOUGHT AFTER CONSERVATION AREA - A beautifully presented two bedroom character mid terraced home set within the highly sought after Friar Gate Conservation area. The property offers three storey accommodation with a most spacious master bedroom with walk in wardrobe, bedroom two and a lovely loft room with skylight window. The property also offers a delightful sunny south west facing aspect.

The accommodation has gas central heating with combination boiler, double glazing and in brief comprises: passaged entry, entrance hallway, stylish lounge, separate dining room with open plan access to a well appointed fitted kitchen and access to a cellar with a feature brick arched ceiling.

The first floor landing leads to a spacious master bedroom, bedroom two and and beautifully appointed re-fitted bathroom with white three piece suite. There are stairs leading to a spacious attic room with skylight window.

Outside there is passaged entry from York Street that leads to the delightful sunny south west facing enclosed garden to the rear. The garden offers a paved patio areas, planting beds and area laid to lawn. The garden is enclosed a walled boundary.

## LOCATION

The location of this property is one of its main benefits being located in the Friar Gate conservation area just a short walk away from Derby city centre and also within close proximity is the Cathedral Quarter which offers a range of bars, hotels, restaurants and boutiques.

Derby city centre offers the Derbion shopping centre with its many major retail outlets.

Markeaton Park and the University of Derby are easily reached from the Derby Ring Road which in turn offers access to the A38, A52 and A50 trunk roads which gives access onto the onward motorway network. There are regular bus services along Ashbourne Road to the city centre. Ashbourne and the Royal Derby Hospital are also easily reached.

## THE ACCOMMODATION

## GROUND FLOOR

Entrance through a shared passageway entry, with the properties independent entrance door located on the right hand side and enter through a traditional wood panelled entrance door with obscure glazed glass insets leading into:

### Entrance Hallway

Having a bamboo wood floor, staircase leading to the first floor, smoke alarm and open archway access leading to the lounge and open plan dining kitchen.

### Lounge

12'7" into recess x 10'8" (3.84m into recess x 3.25m)

Fitted with a feature fireplace with a coal effect Living Flame gas fire with marble hearth and backplate with an Adams style surround, bamboo wood floor, central heating radiator, coving to ceiling, shelving built into the recess, three curved wall up-lighters, TV and telephone points and PVCu double glazed window to the front elevation.



### Open Plan Dining Kitchen

20'7" max reducing to 11'2" x 12'6" (6.27m max reducing to 3.40m x 3.81m)



## Dining Area

Having a bamboo wood floor, PVCu double glazed window to the rear elevation overlooking the rear garden, coving to ceiling, ornamental recessed fireplace with tiled shelf, power sockets with built-in usb ports, central heating radiator and panelled door leading to the cellar.



## Kitchen Area

9'5" x 5'1" (2.87m x 1.55m)

Fitted with a range of cream high gloss fronted wall, base and drawer units with brushed stainless steel handles, roll edge laminated wood block effect work surface over, ceramic tiled splash-backs, integrated stainless steel electric oven, four ring gas hob with stainless steel extractor unit over, stainless steel one and a half bowl sink drainer unit with chrome swan neck style mixer tap and integrated Hotpoint slimline dishwasher. Bamboo wood floor, PVCu double glazed window to the side elevation and a stable style door with glazed insets giving access to the rear garden.



## Cellar

11'1" x 6'5" (3.40m x 1.98m)

Having built-in shelving at the top with wall mounted electric fuse box and access to the electric meter. Steps lead down to the cellar with tiled floor, plumbing for automatic washing machine, venting for dryer, single glazed window to the rear elevation, power, light and an arched brick ceiling.

## FIRST FLOOR

### Landing

Giving access to the master bedroom, bedroom two and bathroom and staircase leading to the second floor.

## Spacious Master Bedroom

14' into recess x 10'8" (4.27m into recess x 3.25m)

Having coving to ceiling, central heating radiator, PVCu double glazed window to the front elevation and a panelled door giving access to a walk-in wardrobe area.



## Walk-in Wardrobe

5'11" x 2'8" (1.80m x 0.81m)

Having built-in hanging rail, built-in shelving and wall mounted light.

## Bedroom Two

8'6" x 7'6" (2.59m x 2.29m)

Having oak effect laminate flooring, central heating radiator, recessed LED down-lighters and a PVCu double glazed window to the rear elevation.



## Stylish Bathroom

8'6" x 6'6" into cupboard depth (2.59m x 1.98m into cupboard depth)

Fitted with a contemporary three-piece suite comprising a low level WC with chrome push button flush, pedestal wash hand basin with chrome monobloc mixer tap and a panelled bath with chrome mixer tap, glazed shower screen and wall mounted mains fed shower unit with shower attachment and rain shower head above. Metro style tiled splash-back areas, beautiful ceramic patterned tiled floor, monochrome ladder style heated towel rail, boiler/airing cupboard with built-in shelving and a wall mounted Alpha combination boiler, recessed LED down-lighters and a PVCu obscure glazed window to the rear elevation.



## SECOND FLOOR

### Loft Room

13'1" x 12' into the eaves (3.99m x 3.66m into the eaves)

Having a central heating radiator and two double glazed Velux windows to the rear elevation.



## OUTSIDE

The shared passageway entry gives timber gated access to the enclosed rear garden.



### Enclosed Rear Garden

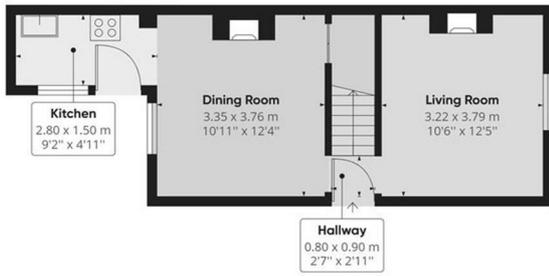
Having a split-level paved patio area, outside cold water tap, outside lighting and a brick built store. This delightful south facing garden has a paved patio area, planting borders, shaped lawns and is enclosed by a fence panelled boundary. Outside security light.



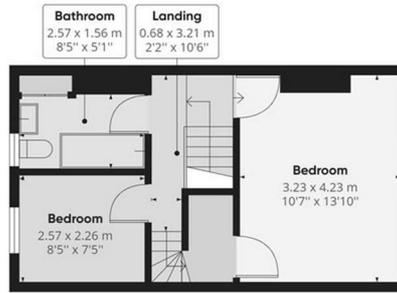
### Brick Store

### Parking

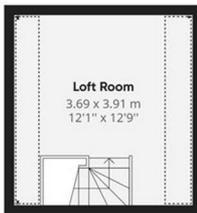
There is a permit parking scheme through Derby City Council MiPermit, which costs £25 per year.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

**PLEASE NOTE THE PROPERTY ALSO BENEFITS FROM A CELLAR MEASURING 3.40m x 1.98m**

Approximate total area<sup>(1)</sup>

780.44 ft<sup>2</sup>  
72.50 m<sup>2</sup>

Reduced headroom

43.25 ft<sup>2</sup>  
4.02 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.