



12 Gipsy Lane, Apperknowle, Dronfield, Derbyshire, S18 4AX



# 12 Gipsy Lane

## Apperknowle

Per Calendar Month

### £900 Per Calendar

This superb three bedroomed semi detached house is an ideal opportunity for the first time buyer or family to purchase a well presented home which has been considerably refurbished. Standing within the highly sought after village of Apperknowle, within easy reach of the renowned Travellers Inn and being close to Dronfield and its comprehensive range of amenities including train station.

The surprisingly spacious accommodation takes full advantage of the impressive views and briefly comprises: hall, spacious living room, inner lobby, outstanding new kitchen with integrated appliances, bathroom with a recently fitted white suite, landing with three good size bedrooms. Outside; Mainly lawned garden with useful outhouse/stores.

UNFURNISHED. 6-12 MONTHS TENANCY. Restrictions: No smokers, no pets. Energy Efficiency Rating C Council Tax Band A



- Extensively Refurbished
- Highly Sought After Village
- Impressive Views
- Brand New Kitchen
- New Carpets/Floor Coverings
- Viewing Recommended
- EPC: C Council Tax: A

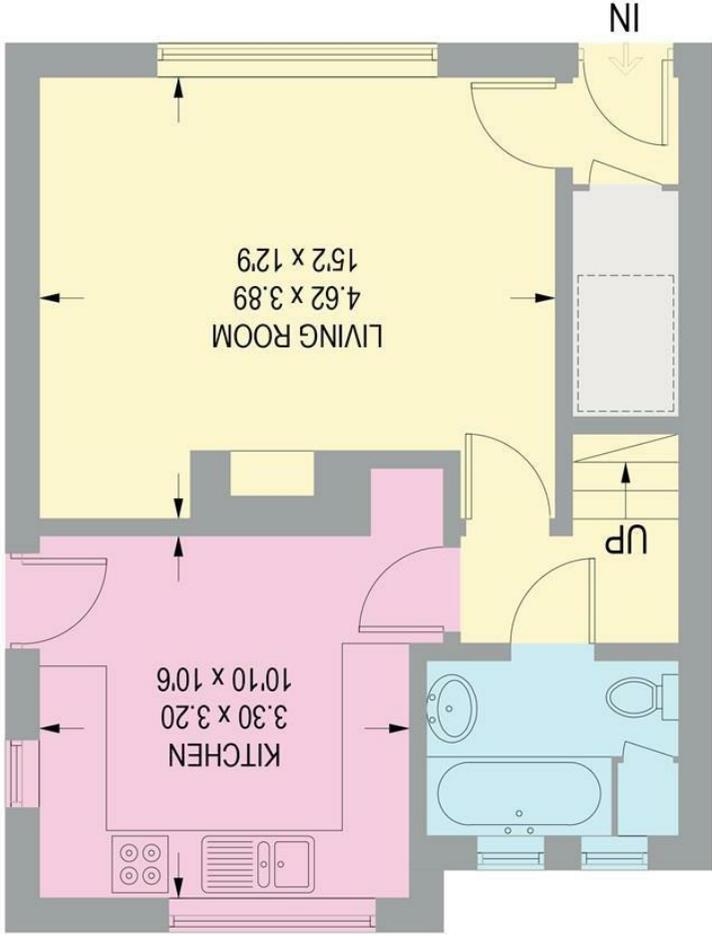




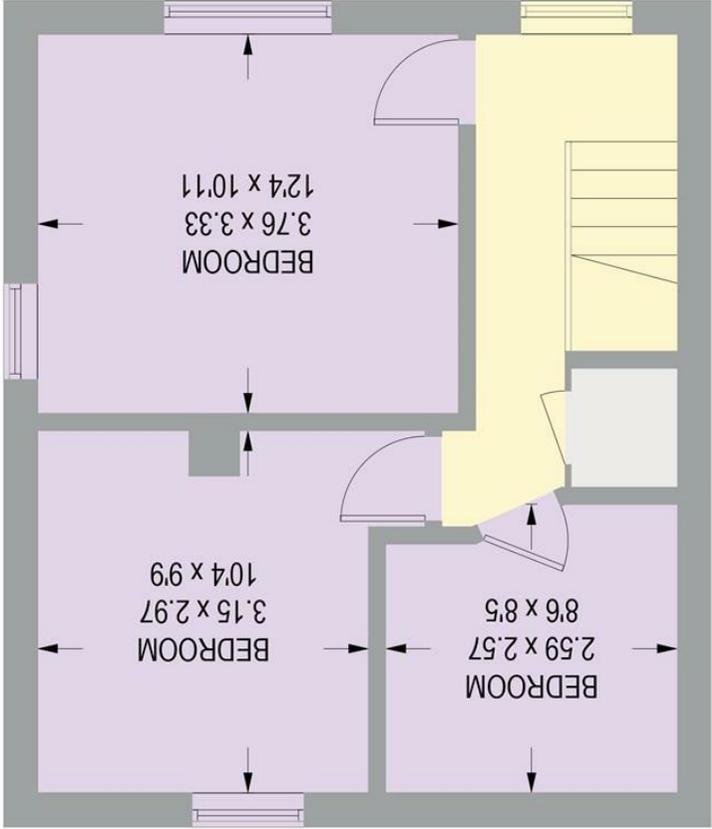
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR = 40.3 SQ M / 434 SQ FT**



**FIRST FLOOR = 38.2 SQ M / 411 SQ FT**



APPROXIMATE GROSS INTERNAL AREA = 78.5 SQ M / 845 SQ FT

**12 GIPSY LANE**