



62 Moorhall, Bakewell, Derbyshire, DE45 1FT

Saxton Mee

# 62 Moorhall

Guide Price

## £250,000

Nestled in a sought-after residential area within the historic market town of Bakewell, this three-bedroom mid-terrace property combines charm, convenience and practicality. Situated on the outskirts of Bakewell, the home enjoys a prime location above the town. The property is conveniently located near Lady Manners School and benefits from the array of shops, cafes and leisure amenities that Bakewell has to offer, all surrounded by the breathtaking Derbyshire countryside and the expansive Peak District National Park, renowned for its outdoor pursuits.

£250,000 - £275,000 Guide Price

The property is presented to a high standard, with gas central heating and double glazing throughout. The ground floor features an inviting entrance hall that leads into a spacious living and dining room, a fitted kitchen and a utility room with WC, offering a functional and stylish living space.

Upstairs, the first-floor landing provides access to two generously double bedrooms, a family bathroom and a third bedroom.

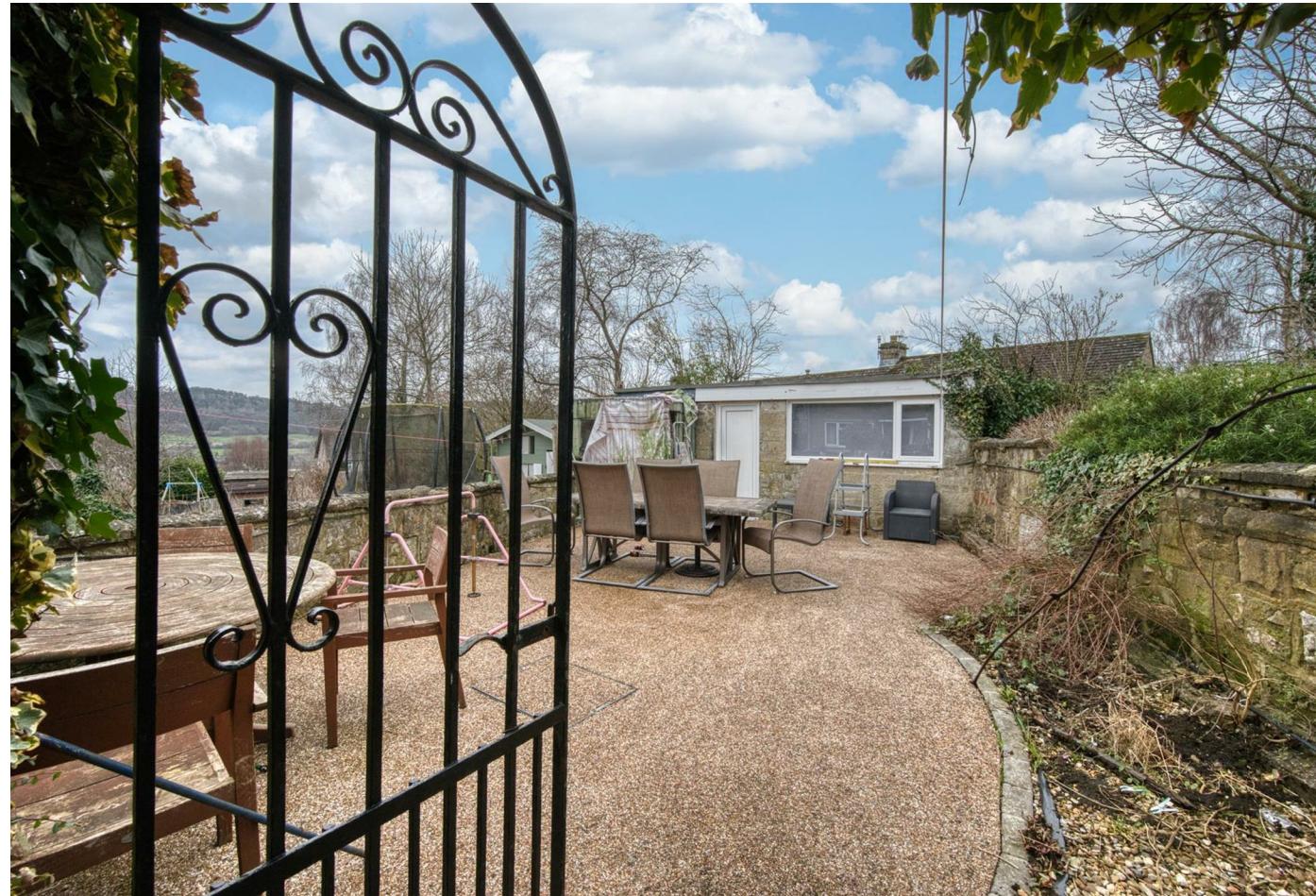
Externally, the property boasts easily managed gardens at both the front and rear. Wrought iron gates open onto a resin bound drive with space for up to two vehicles. The rear garden is designed for low maintenance, comprising a charming patio area and a workshop/home office, making it ideal for relaxation or hobbies.

This delightful property offers a comfortable lifestyle in a desirable setting, perfectly suited for families or those seeking a peaceful retreat in the heart of Derbyshire.

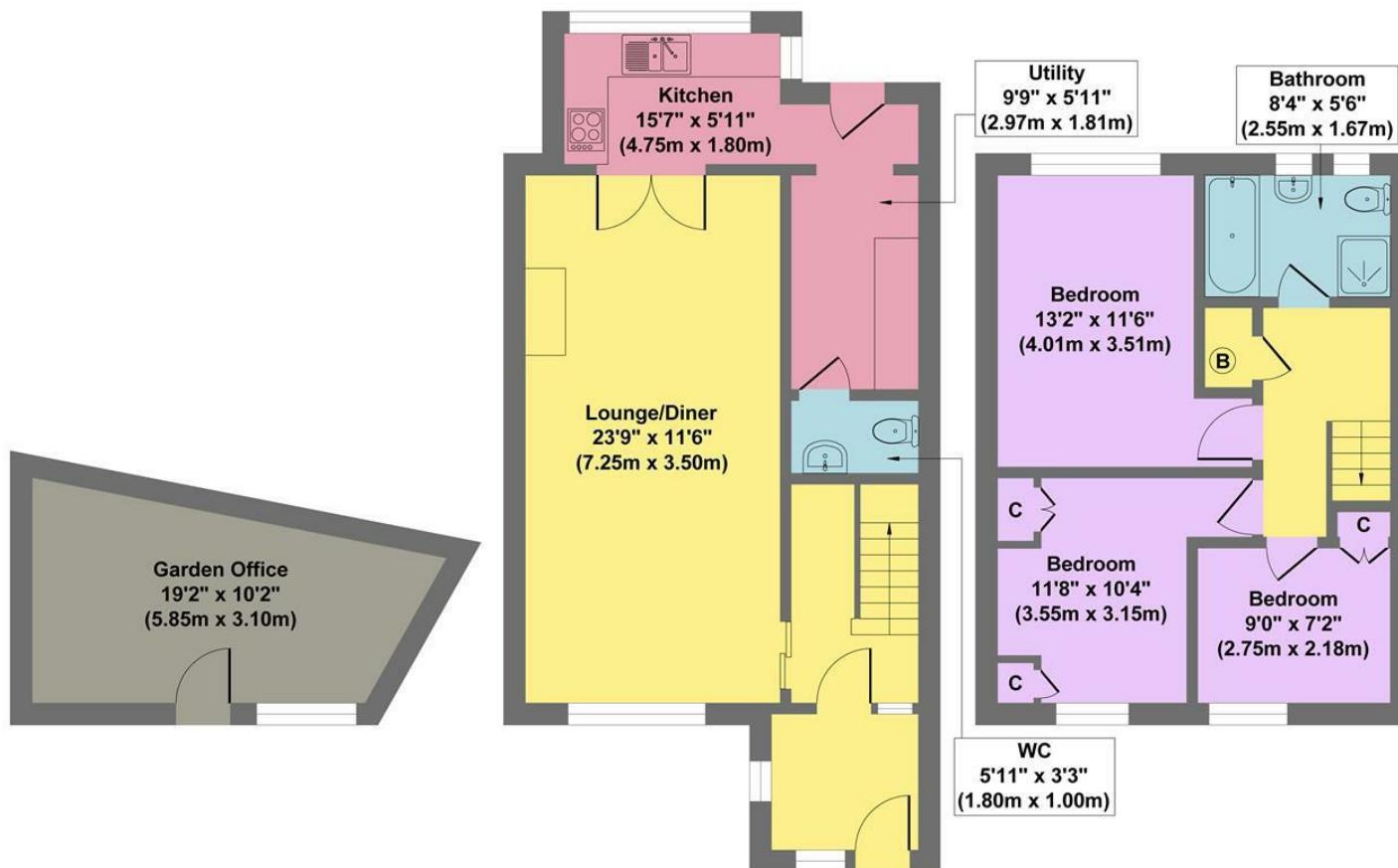
A three year local occupancy clause applies.



- Popular Residential Setting
- Workshop/Home Office
- Easy Reach Of Town Centre Amenities
- Easily Managed Gardens
- Within Lady Manners School Catchment
- Bordered By Stunning Derbyshire Countryside
- Off-Road Parking
- A Local Three Year Occupancy Clause Applies
- EPC: C
- Viewings: Bakewell Office



## 62 Moorhall



**Outbuilding**  
**Approximate Floor Area**  
**144 sq.ft**  
**(13.39 sq.m.)**

**Ground Floor**  
**Approximate Floor Area**  
**548 sq.ft**  
**(50.87 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**421 sq.ft**  
**(39.15 sq.m.)**

**Approx. Gross Internal Floor Area 1113 sq.ft / 103.41 sq.m**

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

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.'