

**36 York Street, Glossop, Derbyshire, SK13 8QW**



- FREEHOLD
- Four-bedroom detached family home
- Walking distance to Glossop town centre
- Close to Manor Park and Old Glossop
- Far-reaching countryside views
- Fantastic pitch-side outlook over Glossop Cricket Club
- Large kitchen/diner plus additional snug
- Ground floor WC
- Driveway for approx. three vehicles and garage
- Beautifully presented, turnkey condition

# 36 York Street, Glossop, Derbyshire, SK13 8QW

## MAIN DESCRIPTION

### \*\*\*FREEHOLD\*\*\*

This beautifully decorated and immaculately presented four-bedroom detached home offers spacious, versatile accommodation ideal for a medium to growing family, all within walking distance of Glossop town centre.

Occupying a sought-after position on York Street, the property enjoys far-reaching countryside views and an open aspect to the front. It is perfectly placed for local amenities, with Manor Park, Old Glossop, shops, schools, and transport links all close by. Cricket enthusiasts will particularly appreciate the fantastic pitch-side view overlooking Glossop Cricket Club, offering a truly unique outlook.

The accommodation is both practical and stylish, featuring a large kitchen/diner, an additional reception/snug, and a ground floor WC, making it well suited to modern family living. The home is presented to an exceptional standard throughout, allowing buyers to move straight in with no work required - a true turnkey home.

Externally, the property benefits from private front and rear gardens with patio and lawn areas and shed, a driveway providing parking for approximately three vehicles, and a garage. The open frontage enhances the sense of space, privacy, and outlook.

Combining location, presentation, and lifestyle appeal, this is a superb opportunity to acquire a high-quality family home in a highly regarded part of Glossop.





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### ENTRANCE HALLWAY

A welcoming entrance hallway with external door, stairs to the first floor, and attractive paneling. Internal doors lead to the ground floor accommodation.

### LOUNGE

16' 9" x 10' 8" (5.11m x 3.25m) A generous lounge with PVC double-glazed window to the front elevation, wall-mounted radiator, attractive electric coal-effect fire, and two ceiling light points. Internal double doors provide access to the kitchen/diner, under-stair storage cupboard, downstairs WC, and reception two.

### RECEPTION TWO

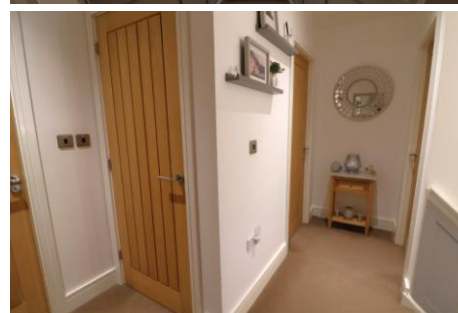
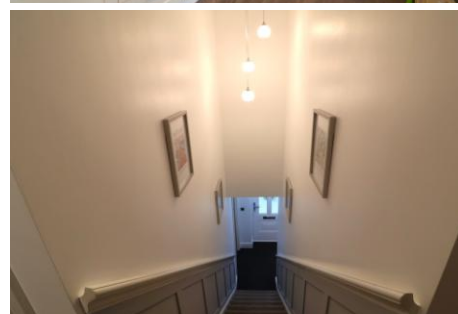
13' 0" x 8' 5" (3.96m x 2.57m) A further generous reception room with PVC double-glazed window to the front elevation, offering open countryside views. Wall-mounted radiator and ceiling light.

### DOWNSTAIRS W/C

4' 2" x 3' 2" (1.27m x 0.97m) A two-piece suite comprising low-level WC and wall-hung sink unit, wall-mounted radiator, ceiling light, and extraction fan.

### KITCHEN/DINER

23' 2" x 9' 0" (7.06m x 2.74m) A spacious kitchen/diner with a range of high and low fitted units, contrasting work surfaces, and splash back tiling. Features include integrated electric oven, four-ring gas hob with overhead extractor, boiler housing, integrated fridge, freezer, full-size dishwasher, and washing machine. Stainless steel sink with draining unit and mixer tap. Two PVC double-glazed windows to the side elevation, PVC double-glazed patio doors to the rear garden, ceiling spotlights, and over-table pendant light.



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### FIRST FLOOR LANDING

Stairs lead to the first-floor landing with loft access, ceiling spotlights, pendant lighting, wall-mounted radiator, and a large airing cupboard. Doors lead to the first-floor accommodation.

### MAIN BEDROOM

14' 1" x 13' 2" (4.29m x 4.01m) A generous double bedroom with PVC double-glazed window to the front elevation, far-reaching countryside views, wall-mounted radiator, ceiling light, and internal door to en-suite.

### EN-SUITE

6' 5" x 4' 4" (1.96m x 1.32m) A three-piece suite comprising low-level WC, wall-hung sink unit, and shower with electric shower unit. Includes splash back tiling, ceiling light, extraction fan, shaving point, and wall-mounted radiator.

### BEDROOM TWO

14' 7" x 8' 5" (4.44m x 2.57m) A further generous double bedroom with PVC double-glazed window to the front elevation, wall-mounted radiator, and ceiling light.

### BEDROOM THREE

9' 5" x 8' 5" (2.87m x 2.57m) A generous bedroom with PVC double-glazed window to the rear elevation, offering far-reaching countryside views and a spectacular view of Glossop Cricket Ground. Wall-mounted radiator and ceiling light.

### BEDROOM FOUR

9' 6" x 6' 5" (2.9m x 1.96m) PVC double-glazed window to the rear elevation, wall-mounted radiator, and ceiling light.

### FAMILY BATHROOM

6' 8" x 5' 8" (2.3 x 1.73m) Three-piece suite comprising low-level WC, pedestal sink, and bath with over-bath shower. Features splash back tiling, ceiling light, extraction fan, and PVC double-glazed window to the rear elevation.



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### EXTERNAL

Externally, the property benefits from private front and rear gardens with patio and lawn areas and shed, a driveway providing parking for approximately three vehicles, and a garage. The open frontage enhances the sense of space, privacy, and outlook.

### DISCLAIMER

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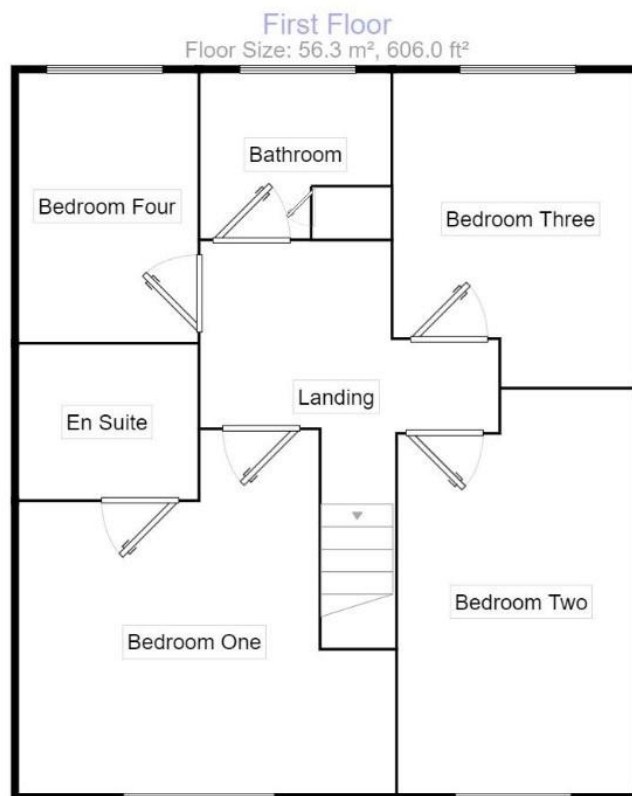
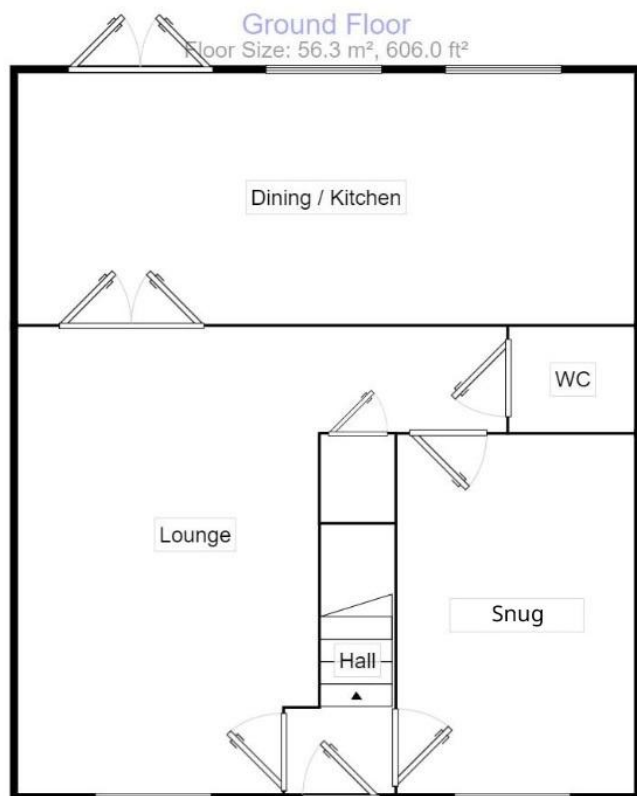
Property Tenure - Freehold

EPC Rate - B

Council Tax Band Rating -

Council - High Peak Borough Council





Measurements are approximate. Not to scale. For illustrative purposes only.

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