



23 Oakerthorpe Road, Bolehill - DE4 4GP  
£1,000 pcm



## 23 OAKERTHORPE ROAD

Bolehill, Matlock

Grant's of Derbyshire are delighted to offer To Let this fully furnished, two bedroom stone built semi-detached cottage, located in the sought after area of Bolehill, within easy reach of Wirksworth. The High Peak Trail and Black Rocks is just a 2 minute walk away. This property has recently been renovated, adding an en-suite and new bathroom suite and new carpet throughout upstairs. Arranged over three floors and with the benefit of gas central heating and double glazing throughout, the accommodation briefly comprises open plan living/dining room, fitted kitchen, two good sized double bedrooms, an en-suite, and a three piece bathroom. To the rear of the property is a fully enclosed, tiered garden enjoying far reaching views over the surrounding countryside and a storage shed. On street parking available. Available Early April. Must be viewed!

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Recently Refurbished
- Available Early April
- Two Bedrooms
- Energy Rating E
- Enclosed Rear Garden
- Sought After Location
- Gas Central Heating & Double Glazing
- 2 Bed Stone Built Cottage
- Furnished





## Ground Floor

The part glazed timber entrance door at the front of the property opens into the

### Open Plan Living Room

Consisting of;

#### Lounge Area

Dimensions: 3.97 x 3.64 (13'0" x 11'11"). A spacious and bright reception room with a front aspect uPVC double glazed window overlooking the front courtyard garden allowing plenty of natural light into the room. There is a wood effect laminate flooring and a beautiful fireplace with a multi fuel burner on a tiled hearth with stone lintel above.

#### Dining Area

Dimensions: 3.48 x 3.12 (11'5" x 10'2"). With a continuation of the wood effect laminate flooring and with a rear aspect uPVC double glazed window overlooking the rear garden and an opening providing access to the kitchen. A door opens to an under-stairs room with low level flush WC and wash hand basin and a further door opens to the stairs which lead up to the first floor.

#### Kitchen

Dimensions: 3.20 x 2.10 (10'5" x 6'10"). With a side aspect uPVC double glazed window and uPVC double glazed velux window which provides extra natural light. The kitchen has a range of wall, base & drawer units with roll top work surfaces and a one and a half bowl stainless steel sink with swan neck mixer tap over. Integrated appliances include fridge, freezer, Bosch washing machine and Bosch electric oven with four ring gas hob and extractor hood over. A glazed door to the side opens to the exterior.

### First Floor

New grey carpet stairs leading up from the ground floor reach a landing area from where a door opens to bedroom one and a door provides access to the bathroom.



### Bedroom One

Dimensions: 3.99 x 3.66 (13'1" x 12'0"). With a continuation of the new grey carpet, this is a good sized double bedroom with a front aspect uPVC double glazed window allowing excellent, far reaching views of the Derbyshire countryside. A door leads to;

### En-Suite

Dimensions: 1.28 x 1.41 (4'2" x 4'7"). A recent addition to the property which is fitted with a walk in shower, low flush WC and pedestal wash hand basin, with ceramic tiled flooring and a heated ladder style towel rail.

### Bathroom

Dimensions: 2.18 x 2.13 (7'1" x 6'11"). With ceramic tiled flooring, this recently refurbished bathroom is fitted with a white three piece suite comprising wall hung wash hand basin with mixer tap and tiled splash back, a low flush WC and a wood panelled bath with a plumbed in waterfall shower over and tiled surround. A rear aspect uPVC window overlooks the garden and a heated mat black towel rail.

### Second Floor

The staircase leading from the landing, leads to the;

### Bedroom Two

Dimensions: 3.97 x 4.03 (13'0" x 13'2"). Another good sized room with a window to the front boasting far reaching views of the countryside and a window to the rear overlooking the garden,

### Outside & Parking

There is no allocated parking with this property but there is on-road parking directly in front of the house itself. To the front of the property there is a small courtyard, laid with slabs. From here, a pathway leads around the side of the house to the rear where there's a small patio area with a storage shed and where the property can be accessed into the kitchen. Steps lead to a larger patio area, ideal for a garden furniture set. Steps to the side lead to two further tiered sections, one laid with lawn and another laid with bark.

### Deposits Payable

If you are successful in your application for this rental property, you will be set up on our referencing system 'Goodlord'. The first payment requested will be a one week, non-refundable holding deposit. This is not an additional payment and will be deducted from your first month's rent. If you pass referencing, you will then be asked to pay the remainder of the first month's rent plus the security deposit which is equal to five weeks rent. There are no admin charges involved. If a





## Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



## Second Floor

Approx. 15.9 sq. metres (170.8 sq. feet)



Total area: approx. 83.9 sq. metres (903.6 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.



## GRANT'S OF DERBYSHIRE ESTATE AGENTS

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