



GRANT'S
OF DERBYSHIRE

Rock Vale Terrace, Matlock Bath DE4 3NW
£625 Per Calendar Month

Grant's of Derbyshire are delighted to offer FOR RENT this well proportioned late Victorian mid terrace property situated on a private quiet road within easy reach of the local amenities of Matlock Bath. Occupying an elevated position with delightful far reaching views over the Derwent Valley. The property has a garden with a southerly aspect to the front and communal yard and brick built outbuilding to the rear. The accommodation offers two double bedrooms, bathroom, separate sitting room, dining room and kitchen. Employed Only, Non Smokers, No Pets. Available 1st September 2019. Parking for one vehicle.

Ground Floor

Entering the property via a half glazed rear entrance door which opens to:

Kitchen 11'9" x 7'9" (3.58 x 2.36)

With a range of modern wall and base units, integrated dishwasher, electric oven, gas hob with extractor over, inset stainless steel sink with space and plumbing for a washing machine.

Lounge 14'6" x 12'5" Max (4.42 x 3.78 Max)

With sash window overlooking rear courtyard.

Sitting /Dining Room 11'11" x 10'11" (3.63 x 3.33)

A lovely, sunny room overlooking the front garden and enjoying lovely views of the surrounding countryside.

First Floor

A stair case rises to a first floor split level landing where doors open to:

Bedroom One 14'6" x 12'1" (4.42 x 3.68)

A lovely well lit room with superb views across the surrounding countryside.

Bedroom Two 12'5" x 8'7" (3.78 x 2.62)

A good sized room with window overlooking the rear courtyard.

Bathroom 8'9" x 7'11" (2.67 x 2.41)

With a modern white suite comprising of panelled bath, inset shower cubicle, pedestal sink and low flush WC.

Outside

To the front of the property is a patio area with lawn and steps which lead down to a lower garden, ideal for growing vegetables etc. To the rear of the property is a communal yard with vehicular access and brick built former solid fuel store.

Directional Notes

From Wirksworth proceed along the A6 towards Matlock Bath. Just before the County and Station public house turn left into Holme Road. Continue up the hill following the road round to the left, shortly after the bend the property can be found on the left hand side, down a private road, identified by our To Let board.

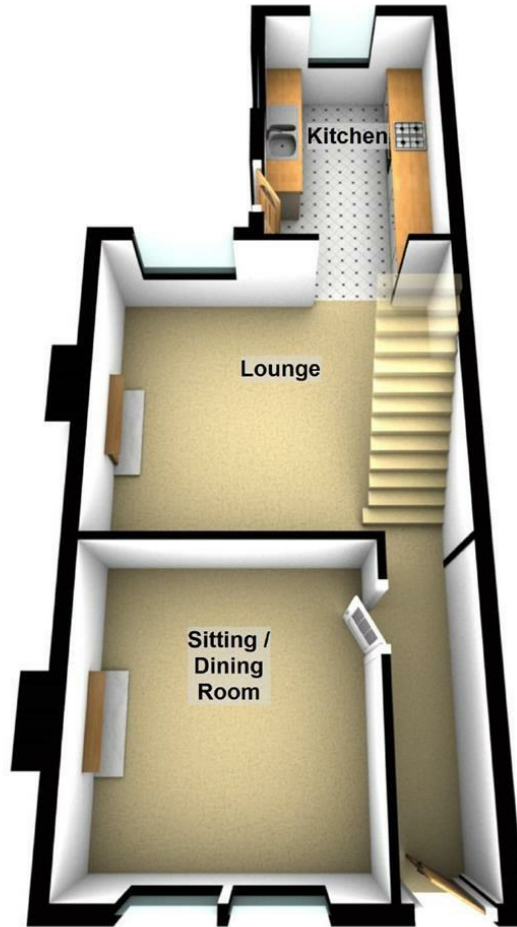
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1463 per annum.



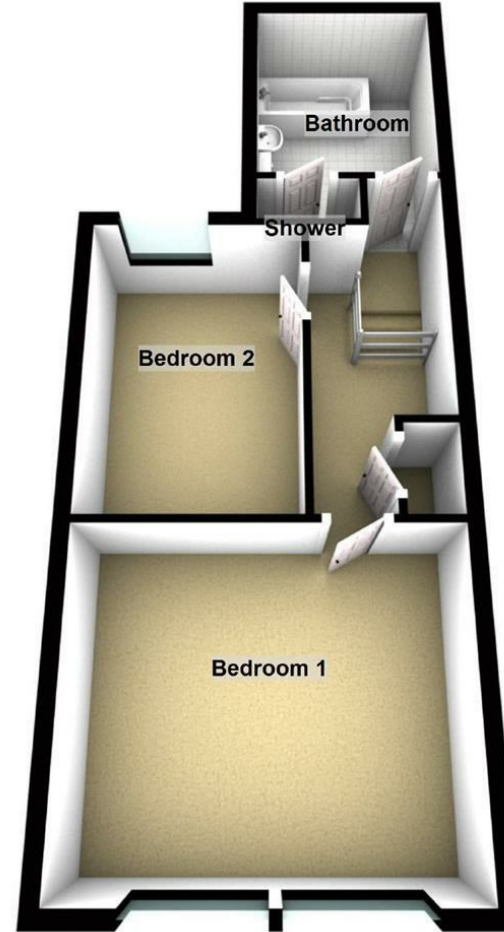
Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 84.5 sq. metres (909.9 sq. feet)

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

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

