

**WHITWORTH ROAD ,
DARLEY DALE,
MATLOCK, DERBYSHIRE,
DE4 2HJ**



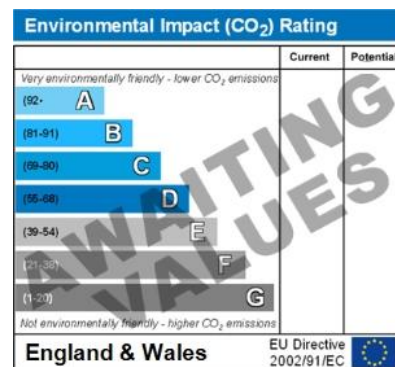
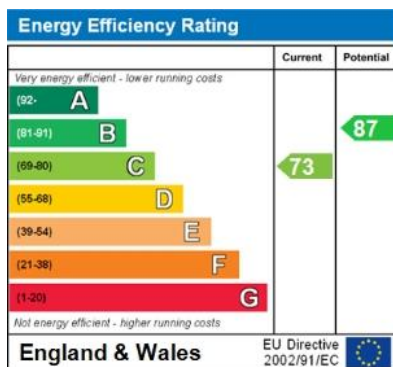
Rental £1,100 pcm / Bond £1265

3 bedroom House available Now



Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

- * Unfurnished
- * Parking
- * Pets considered

- * Three bedrooms
- * Front and rear gardens
- * EPC Rating C

- * Council Tax Band "C"
- * Driveway and single garage

Situation

DESCRIPTION – A traditional three bedroom semi-detached home, enjoying a sought after location, set back from any main thoroughfare, yet conveniently placed for a wide range of amenities close by. The accommodation, which has seen refurbishment throughout over recent years, would ideally suit the single or professional couple or retirees seeking a comfortable home. The accommodation briefly comprises entrance hall, sitting and dining room, newly fitted kitchen with three bedrooms and bathroom to the first floor. There is driveway parking for several vehicles, single garage and gardens to the front and rear. The house faces the parkland of Stancliffe Hall and there is ready access to the delights of Darley Hillside from the doorstep. Good road communications lead to the neighbouring centres of employment to include Matlock (3 miles), Bakewell (5 miles), Chesterfield (10 miles) and Alfreton (10 miles) with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are also close at hand. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING - C COUNCIL TAX – Derbyshire Dales District Council Band C TENANCY – Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant will be responsible for Council Tax, water rates and all statutory costs. DIRECTIONS – From Matlock Crown Square, take the A6 north to Darley Dale. On reaching Darley Dale and after passing the Grouse Inn on the right, take the next right turn into Whitworth Road. Follow the road round to the right and no. 30 can be found on the right hand side.

Accommodation

Entrance hallway (Ground Floor)

Bedroom 2 - double (First Floor)

With fitted wardrobes.

Bedroom 3 - good single (First Floor)

Shower room (First Floor)

All measurements are approximate.

Further Information

The deposit required is £1,265

The landlord has requested to include No decoration until Landlord instruction has been received, The number of pets are not to increase without prior Landlord instruction

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Directions

See property description for full directions.

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