

THE HILL , CROMFORD, DERBYSHIRE, DE4 3QU



Rental £680 pcm / Bond £780

2 bedroom House available Now



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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
- * Well proportioned
- * Pets considered

- * Council Band Tax "A"
- * views

* EPC - not required

- * Two double bedrooms
- * Courtyard patio garden

Situation

DESCRIPTION – A stone built Grade II listed character cottage just off the centre of Cromford village, offering convenient access to the wide range of local amenities and to the neighbouring countryside and recreational attractions of the Derbyshire Dales and Peak District. This easily managed Arkwright cottage is well suited to the single occupant seeking a low maintenance lifestyle and who may appreciate the modest range of accommodation, which briefly comprises sitting room, breakfast kitchen, bedroom 1 (front double), bedroom 2 / study and shower room. There is a patio yard with fitted seats at the rear allowing pleasant views across the slopes which rise towards the High Peak Trail and Black Rock. Good road communications lead to the neighbouring market towns of Wirksworth, Matlock, Belper and Chesterfield, with the cities of Sheffield, Derby and Nottingham each within daily commuting distance. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING - Not required as Grade II listed COUNCIL TAX – Derbyshire Dales District Council Band A 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 south to Cromford. At Cromford crossroads, turn right into the market place, and proceed up beyond the shops, passed The Bell public house before locating no. 75 which lies adjacent to an area of layby parking on the left hand side.

Accommodation

Dining kitchen (Ground Floor)

4.55m (15'0") x 2.09m (6'11")

Gas cooker.

Shower room (First Floor)

1.06m (3'6") x 1.37m (4'6")

All measurements are approximate.

Further Information

The deposit required is £780

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

For directions, please see property description

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