

**BRAESIDE , HOLT ROAD,
HACKNEY, MATLOCK,
DE4 2QD**



Rental £695 pcm / Bond £800

**1 bedroom House available 19 May
2025**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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
- * Council Tax Band "B"
- * EPC Rating C

- * One bedroom
- * Superb Views

- * One pet considered
- * Sought after location

Situation

DESCRIPTION – A refurbished one bedroom bungalow, refurbished in recent years, enjoying a delightful out of town location where superb views are gained across the Derwent Valley. The bungalow is ideal for the single professional or retiring occupant who appreciates a quieter life and access to local countryside. Internally, the bungalow is sympathetically finished to a pleasing modern standard and includes a fitted kitchen, sitting room, double bedroom and shower room. There is an outside covered storage area, utility and boiler room. There is a broad patio enjoying the panoramic views at the front and small garden area to maintain at the rear. There is the added advantage of car port parking. Situated to a No-Through road, around mid way between Matlock and Darley Dale, the shops and facilities of each are readily accessible. The delights of the surrounding Derbyshire Dales countryside is also close at hand with available walks from the doorstep for the outdoor types. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING - D COUNCIL TAX – Derbyshire Dales District Council Band B 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 Bakewell Road before turning first right onto Dimple Road, by Twiggs. Rise up the hill, keeping left into Hurds Hollow, and at the following T-junction turn right then immediately left into Farley Hill. Turn first left onto Hackney Road by the Laburnum Inn. Follow the road for around one mile and as it begins to descend locate Holt Road on the right hand side. Proceed along Holt Road for around 300m where the property can be found on the right hand side, accessed via a private

All measurements are approximate.

Further Information

The deposit required is £800

The landlord has requested to include No wet mopping of floors (will damage the laminate), No pins or nails in walls - walls are dry lined., Strictly no smoking within the property

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 see property description.

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