

**10 RYECROFT
TWO DALES
MATLOCK
DERBYSHIRE DE4 2FD**



O A £145,000

Situated within this highly sought after location, a stone-built, end terraced cottage providing comfortable well proportioned two bedroom accommodation.

Built of stone beneath a blue slate roof and with a useful upper storey bathroom extension, this attractive end terraced cottage offers an excellent opportunity for the first time buyer, professional or perhaps retiring purchaser seeking an easily managed home. Modest gardens are hard landscaped and there is the benefit of two outside stores, whilst internally the accommodation briefly comprises dining kitchen, sitting room, two double bedrooms and bathroom.

The house stands to an unmade lane set back from the main thoroughfare within the heart of this popular village. Two Dales boasts a wide range of local amenities to include general store, post office, hairdressers, pharmacy and doctors' surgery, together with a well respected primary school nearby. The delights of the surrounding Derbyshire Dales countryside are readily accessible as are the neighbouring townships of Matlock (three miles), Bakewell (five miles) and Chesterfield (ten miles).

- Stone-built, end terraced cottage
- Well proportioned two bedroom accommodation
- Popular village location
- Sitting room
- Dining kitchen
- Bathroom
- Forecourt garden
- Easily managed hard landscaped garden
- Viewing highly recommended

PHOTO GALLERY:



ACCOMMODATION

A upvc double glazed front door with fan light above, opens directly to the ...

Sitting Room – 4.15m x 3.60m (13'8" x 11'10") a comfortable room with front aspect upvc double glazed window and as a focal point, a living coal gas-fire is set to a black marble hearth with marble and wooden surround. A door leads off to the ...

Dining Kitchen – 3.86m x 3.50m (12'8" x 11'6") with external access from the rear and similar upvc double glazed window. There is a range of modern cupboards, drawers and work surfaces, together with a 1½ bowl modern pot sink, gas cooker point, stainless steel extractor hood and plumbing for an automatic washing machine. There is a tiled floor throughout which includes a void beneath the stairs. The stairs rise to the first floor landing having access to the roof void and doors off to ...

Bedroom 1 – 3.93m x 2.70m (12'11" x 8'11") a front facing double room.

Bathroom – Situated within a first floor extension to the side of the property and fitted with a modern white suite to include pedestal wash hand basin, low flush WC and panelled bath with chrome mixer shower above with overhead and pencil sprays. Obscured glazed window and at the rear, a walk-in store which houses the gas-fired central heating boiler.

Bedroom 2 – 3.52m x 2.95m (11'6" x 9'8") a second double bedroom with built-in cupboard above the stairwell and a rear aspect window which allows a pleasing aspect beyond neighbouring rooftops towards Bonsall Moor.

OUTSIDE

To the front of the property, a modest forecourt garden which sets the house back from the lane side. To the rear, an area of patio yard with flower border and two outside **stores**.

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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.

Note: A right of way exists for the adjoining neighbour to cross the rear yard for access to their own garden.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and uPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

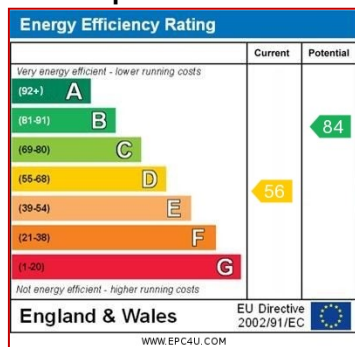
DIRECTIONS – From Matlock Crown Square take the A6 north to Darley Dale. On entering Darley Dale property, turn right opposite the Co-op Stores into Chesterfield Road. Proceed for around 200 metres before turning left into Park Lane. Ryecroft is the lane off to the right hand side and No. 10 is again on the right hand side identified by the Agent's for sale board.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9632

Awaiting Floor Plan

EPC Graph



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