

**GREENWAYS
YELD ROAD
BAKEWELL
DERBYSHIRE DE45 1FJ**



O A £299,950

A traditional three bedroom semi-detached home with good sized gardens and enjoying a convenient and highly sought after town location.

Standing around half a mile from Bakewell's vibrant town centre and particularly convenient for the well respected Lady Manners secondary school, this traditional semi-detached home offers an excellent opportunity for the professional couple and families alike. The property is built of block limestone beneath a tiled roof and has the benefit of UPVC double glazing and gas fired central heating. The three bedroomed accommodation is well proportioned and maintained to a pleasing standard. Externally there is the benefit of gardens to three sides and gated access to a car port.

Good road communications lead to the neighbouring centres of employment to include Matlock, Bakewell and Sheffield whilst the delights of the surrounding Peak District countryside are all close at hand.

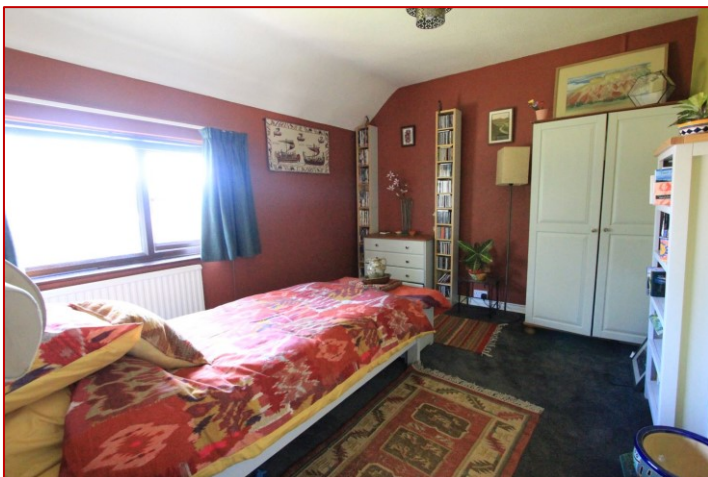
- 3 bed semi-detached house
- Convenient and highly sought after location
- Gardens
- Parking
- Convenient for Lady Manners School
- Viewing highly recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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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.



ACCOMMODATION

Sheltered within an open porchway, the front door opens to an **entrance hall** having stairs which lead to the **first floor** and door opening to a:

Cloak Room with low flush WC and wash hand basin set above a built in cabinet.

Sitting Room – 4.95m x 3.01m (16' 2" x 9' 9") benefitting from windows to both front and rear allowing good natural light. A feature stone fireplace with slate hearth houses a living coal electric fire.

Kitchen and Dining Room – 5.27m x 3.02m (17' 3" x 9' 9") overall. A pleasant open plan living space with options for formal dining and from where French doors open directly to the rear gardens. The kitchen area is well fitted with a range of modern cupboards, drawers and work surfaces which incorporate a composite sink unit.

Off the kitchen there is a walk-in **pantry** with a range of shelving and housing the electric consumer unit and gas meter. Also off the kitchen, a door leads to a porchway of UPVC double glazed construction and situated at the side of the house providing a clean entrance from the rear.

From the hall, stairs rise to the first floor **landing** which has access to the **roof void**.

Bedroom 1 – 4.95m x 3.02m (16' 2" x 9' 9") maximum. A good double bedroom with dual aspect windows.

Bedroom 2 – 3.55m x 3.03m (11' 6" x 9' 9") a smaller double bedroom overlooking the rear gardens.

Bedroom 3 – 2.48m x 1.85m (8' 1" x 6' 1") with window to the side.

Bathroom fitted with a modern white suite to include panelled bath with shower taps, low flush WC and pedestal wash hand basin.

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OUTSIDE

The property enjoys good sized gardens which wrap around the house on three sides all of which are set to a number of lawns, indispersed with mature shrub borders. There is also a soft fruit bed, patio and gated access to the rear which opens to a car port with hardstanding. Limestone boundary walls together with a mature beech hedge to the front of the house, provide a good degree of privacy.

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 C.

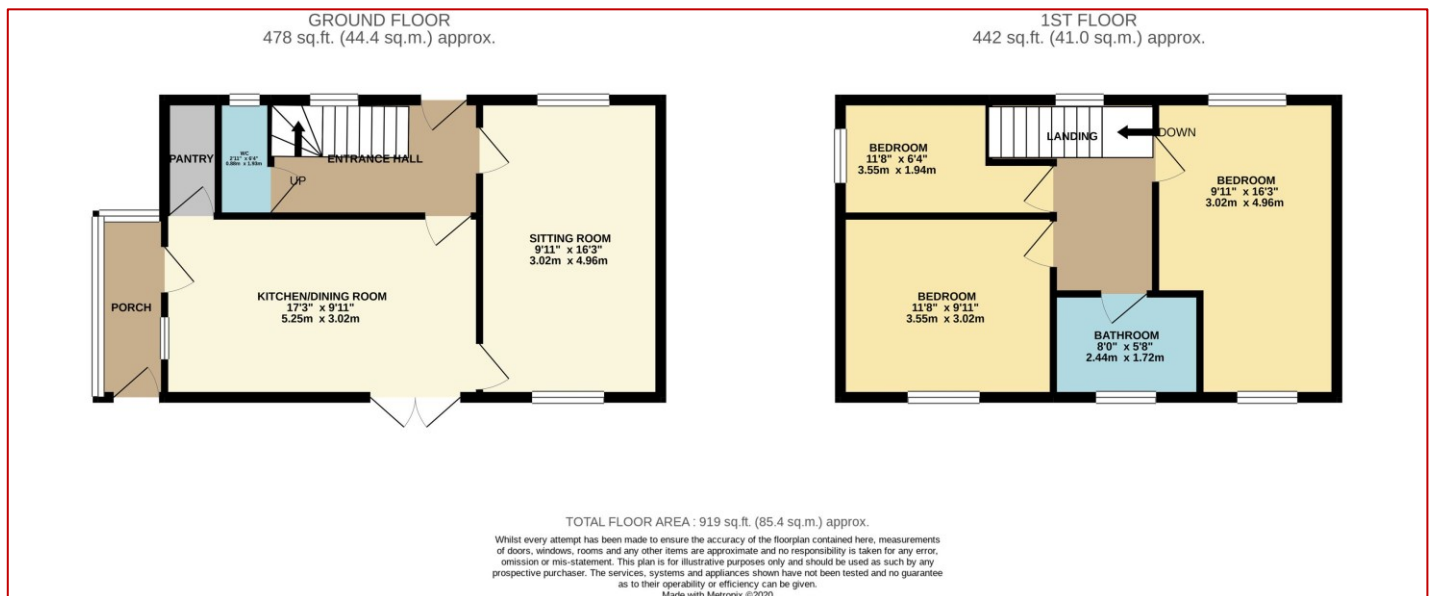
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – Approaching Bakewell from the direction of Matlock along Haddon Road and into Matlock Street, turn left on the approach to Rutland Square roundabout, as signed Monyash. Rise up the hill and turn second left into Yeld Road. Following the road for around 400m and Greenways can be found on the left hand side just passed the turn into Stoney Close.

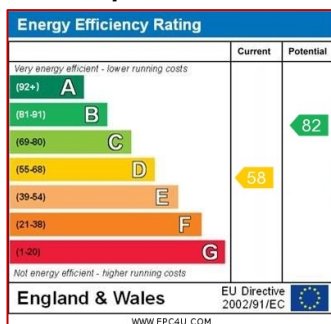
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9859

Floor Plan



EPC Graph



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