



4 Greenway

Brassington



**4 Greenway, Brassington, Matlock,  
Derbyshire, DE4 4HD**



**3**



**2**



**1**



**E**

A spacious three-bedroom semi-detached home occupying a generous plot providing off road parking.

This property is situated within the picturesque village of Brassington.

**Price:**  
**£895 PCM**



Ashbourne Office - 01335 342201



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<p><b>Entrance Porch</b></p> <p>Having double glazed window, tiled floor.</p>	<p><b>Bedroom 1</b> 11’11’’ x 9’0’’ (3.64m x 2.76m)</p> <p>Having double glazed window to the front, radiator and cupboard with hanging storage.</p>	<p><b>Local Authority</b></p> <p>Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN Tel: 01629 761100</p>
<p><b>Hallway</b></p> <p>Stairs to first floor, door to Lounge and Dining Room</p>	<p><b>Bedroom 2</b> 8’1’’ x 8’11’’ (2.47m x 2.73m)</p> <p>Having double glazed window to the rear, radiator.</p>	<p><b>Fixtures and Fittings</b></p> <p>Only those fixtures and fittings mentioned in these sales particulars and the schedule of condition of the property and its condition of the property and its contents (fixtures, equipment and effects) will be included in this letting.</p>
<p><b>Lounge</b> 17’5’’ x 11’10’’ (5.31m x 3.61m)</p> <p>Having double glazed window, front and rear, log burning stove with stone hearth.</p>	<p><b>Bedroom 3</b> 11’6’’ x 11’2’’ (3.52m x 3.41m)</p> <p>Having double glazed window to the front, radiator, over the stairs storage cupboard.</p>	<p><b>Council Tax</b></p> <p>The tenant will be required to pay council tax to the local authority. We understand that the property is currently within Council Tax Band B.</p>
<p><b>Dining Room</b> 11’6’’ x 10’3’’ (3.52m x 3.12m)</p> <p>Having double glazed window to front, radiator, door to Hallway open to Kitchen.</p>	<p><b>Bathroom:</b></p> <p>Double glazed window to the rear, tiled floor, pedestal handwash basin, panelled bath, shaver point.</p>	<p><b>Expenses</b></p> <p>The tenant shall be required to meet all expenses for council tax, electricity, fuel, drainage, contents insurance, television licence and telephone charges. The water is included in the rent.</p>
<p><b>Kitchen</b> 14' 10" x 6'9" (4.54m x 2.06m)</p> <p>Under stairs cupboard, matching wall and base units, electric hob with canopy over, double glazed rear window, sink and drainer, electric cooker, integral dishwasher, integral fridge, tiled floor, open to dining room, door to utility.</p>	<p><b>W/C</b></p> <p>W/C, obscured double glazed window.</p>	<p><b>Deposit</b></p> <p>A deposit equal to one month’s rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full a the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.</p>
<p><b>Side Hall</b></p> <p>Side external door, tiled floor.</p>	<p><b>Garden:</b></p> <p>Summer House, picket fencing, lawn, oil tank. To the Side there is parking, patio and further lawned area. To the front is a further lawned area with fencing.</p>	<p><b>Application</b></p> <p>Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribes ‘Application for Tenancy form’.</p>
<p><b>Utility Room</b> 6’0’’ x 8’1’’ (1.84m x 2.46m)</p> <p>Radiator, sink and drainer, base units, plumbing for washing machine.</p>	<p><b>Directions:</b></p> <p>From Ashbourne - take the B5035 towards Matlock and Carsington. Go through the village of Kniveton and continue for a further 2 miles and after passing the Knockerdown Public House take the next left turn signposted Brassington. Continue into Brassington then take the first left turn into Greenway where the subject property will be found on the right-hand side clearly identified by the Bagshaws ‘To Let’ board.</p>	<p><b>References</b></p> <p>References through HomeLet will be applied for by Bagshaws LLP.</p>
<p><b>W/C Low flush WC</b></p>	<p><b>General Information</b></p>	<p><b>Proof of ID</b></p> <p>In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.</p>
<p><b>Log Store</b></p>	<p><b>Services</b></p> <p>We have been advised that mains water and electricity are connected to the property with oil fired heating.</p>	<p><b>Viewing</b></p> <p>Strictly by appointment only through Bagshaws Ashbourne office on 01335 342201 or Ashbourne@bagshaws.com</p>
<p><b>First Floor:</b></p>	<p><b>EPC</b>— E</p>	<p><b>Agents Note</b></p> <p>Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.</p>
<p><b>Landing:</b></p> <p>Having window to the rear, airing cupboard, hot water tank.</p>	<p><b>Tenure</b></p> <p>The property is offered on an Assured Shorthold Tenancy which will be prepared by Bagshaws LLP on behalf of the Landlord for an initial period of 6 months.</p>	<p>In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.</p>



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