



45 New Road  
Bakewell



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# 45 New Road Bakewell Derbyshire, DE45 1WP



A beautifully presented three bedroom property situated on the edge of the popular Peak District village of Youlgrave having fantastic views over Bradford Dale.

PCM  
£950 PCM



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## Location

45 New Road is located in a peaceful setting on the outskirts of the popular Peak District village of Youlgrave, having beautiful long reaching views over Bradford Dale and the surrounding countryside. The village itself offers a range of local amenities including a well-regarded village primary school, shops and three public houses. The property benefits from good access to the A6 and the town of Bakewell for access to a wider range of facilities and is located approximately 4 miles from Bakewell, 8.7 miles from Matlock and 12.8 miles from Buxton.

## Description

The property offers a wonderful opportunity to rent a very well presented property in this sought-after village. 45 New Road had had extensive renovation works in recent years which has resulted in a modern yet characterful interior, a particular feature being the beautiful dining kitchen and the wooden floors throughout the majority of the property. It also benefits from having gas fired central heating (combi-boiler) and uPVC double glazing throughout.

## Accommodation

Ground Floor

## Entrance Hall

with parquet flooring, doors leading to the dining kitchen and lounge and stairs leading to first floor.

## Lounge

11'11" x 11'9"

having parquet flooring, stone fireplace and open fire, uPVC double glazed window to the front elevation.

## Dining Kitchen

16'7" x 11'1"

having a range of fitted cream shaker style units with wood worktops, Belfast sink and mixer tap over, range style cooker with 5 ring gas hob and extractor over, under stairs storage cupboard, built in fridge freezer, dishwasher and washing machine and door leading to rear yard.

## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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