



## Church View

2 Osmaston Lane End





**Church View,  
2 Osmaston Lane End,  
Yeldersley  
Ashbourne  
Derbyshire  
DE6 1LS**



**3**



**2**



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**C**



**A deceptively spacious three bedroom house having been newly decorated with a large detached garage and ample off road parking.**

**Enjoying open views across the road to the front and well located close to the picturesque village of Osmaston and the historic market town of Ashbourne.**

**Price:  
£1000 PCM**



**Ashbourne Office - 01335 342201**



**ashbourne@bagshaws.com**

**Description:****Accommodation**

The house has been recently decorated throughout.

**Entrance Hallway**

With stone floor, obscured double glazed window overlooking the front garden, window to side and shelving, internal access door lounge.

**Lounge**

Glazed window with views over the road to the countryside beyond. Feature fireplace with stone surround, radiator, door with stairs leading to First floor and internal door to dining room.

**Dining Room**

Large family dining area with window to side, radiator and open arch through to Kitchen.

**Kitchen/Breakfast Room**

Having matching wall and base units with stainless steel sink, eye level oven, hob with extractor face over. Tiled floor, double glazed window overlooking the rear garden and garage. Access to walk in pantry with shelving. Internal access door to Rear Hallway

**Rear Hallway**

Double glazed external access door to rear garden internal access door leading to Lounge.

**Cloakroom/WC**

White suite comprising of pedestal wash hand basin, low flush WC, extractor fan, radiator.





## First Floor

Access to all first floor rooms, built in storage cupboard with shelving.

### Bedroom One

Double glazed windows to front, fitted wooden front wardrobe with hanging rail, shelving and additional storage, radiator.

### Bedroom Two

Double glazed window to rear, radiator with fitted cupboard housing the wall mounted central heating.

### Bedroom Three

Double glazed window to side radiator.

### Family Bathroom

Fitted Bathroom suite comprising; panelled bath, electric overhead shower, low level WC, pedestal wash hand basin, extractor fan, radiator, obscured double glazed window to side.



## Outside

There is a drive at the side of the house which leads to the rear and provides ample off road parking and access to **Detached Garage** with up and over door power and lighting.

To the front there are a range of shrubs and plants with a low maintenance gravelled area.





## **General Information :**

### **Services:**

Mains electricity is connected together with Air source heating.

### **Council Tax**

The tenant will be required to pay council tax to the local authority. We understand that the property is currently within Council Tax Band D.

### **Tenure**

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.

### **Fixtures and Fittings**

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.

### **Local Authority:**

Derbyshire Dales District Council, Town Hall , Bank Road,  
Matlock, Derbyshire, DE4 3NN T:01629 761100

### **Expenses**

The tenant shall be required to meet all expenses for council tax, water, electricity, fuel, drainage, contents insurance, television licence and telephone charges.

### **Deposit**

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 at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

### **Application**

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribed 'Application for Tenancy form'.

### **References**

References through HomeLet will be applied for by Bagshaws LLP.

### **Proof of ID**

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.

### **Viewing**

Strictly by appointment only through Bagshaws Ashbourne office on 01335 342201 or Ashbourne@bagshaws.com

### **Agents Note**

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.

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.





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**In partnership with Bury and Hilton**

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