

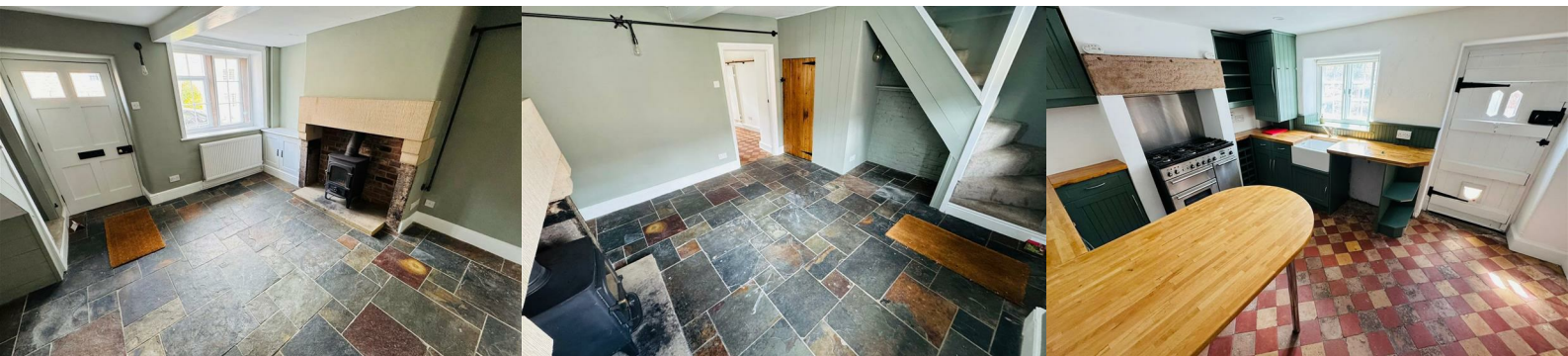


23 North Street, Cromford, Matlock, Derbyshire, DE4 3RG

**£825 Per Calendar
Month**

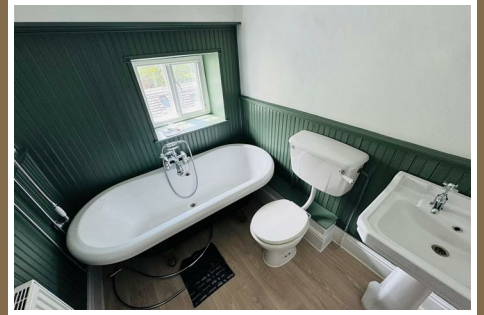


A charming Grade II* listed three bedroom cottage which has been thoughtfully modernised to retain many original features with a contemporary style throughout.



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DIRECTIONS

Enter Cromford along the A6 and turn left onto Cromford Hill. Continue up the steep hill and turn left onto North Street where the property is situated on the right hand side.

Situated in the heart of Cromford, this is a picture perfect Peak District cottage steeped in local history, on the outskirts of Matlock, offering a wealth of local amenities. The property is a short distance from the main roads and boasts 796 square feet of living accommodation over three storeys featuring a lounge with log burner, dining kitchen with stunning original tiled floor, two good sized bedrooms on the first floor, top floor master bedroom and low maintenance rear yard with storage. Bathroom.

North Street is the earliest piece of planned industrial housing in the world. Surrounded by countryside, it is at the heart of a designated World Heritage Site. Cromford is an excellent location and the area is full of interest for those absorbed by industrial archaeology. You can also enjoy a visit to nearby Bolsover, Hardwick Hall and Chatsworth.

Viewing of this charming property is highly recommended.

ACCOMMODATION

Entering the property through original front door into:

LOUNGE

12'1" x 13'11" (3.68m x 4.24m)
(Maximum measurement)

A beautifully presented room with feature fireplace enclosing a log burning stove set upon a stone hearth beneath a stone mantle. The room has a window overlooking the front elevation, double radiator, storage cupboard, open storage under the stairs and a further storage cupboard with latch door.

DINING KITCHEN

10'6" x 13'4" (3.20m x 4.06m)

Neatly fitted with a range of work surface/preparation areas, wall and base cupboards and a cooking range set within a decorative alcove. The kitchen has a Belfast style undermounted sink with mixer tap beneath a window overlooking the rear elevation and there is a breakfast bar with space for stools, useful cupboards and drawers aswell as appliance space, original door to the rear and inset ceiling spotlights. To the far side of the room there is a small place for a table and panel radiator.

TO THE FIRST FLOOR

BEDROOM TWO

12'2" x 10'11" (3.71m x 3.33m)

With window overlooking the front elevation, decorative feature fireplace, storage cupboard, exposed beams to ceiling, useful understairs storage cupboard and radiator.

INNER LOBBY

With laminate floor. Leads to:

BEDROOM THREE

10'8" x 6'5" (3.25m x 1.96m)

With window to the rear, decorative feature fireplace, laminate floor and radiator.

BATHROOM

10'7" x 6'1" (3.23m x 1.85m)

With low level WC, pedestal wash hand basin and bath with mixer tap with shower over, wood panelling to walls, laminate floor and radiator.

TO THE SECOND FLOOR

MASTER BEDROOM

12'7" x 13'11" (3.84m x 4.24m)

With window overlooking the front elevation, decorative feature fireplace, open shelving, exposed beams to ceiling, inset ceiling spotlights and radiator.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

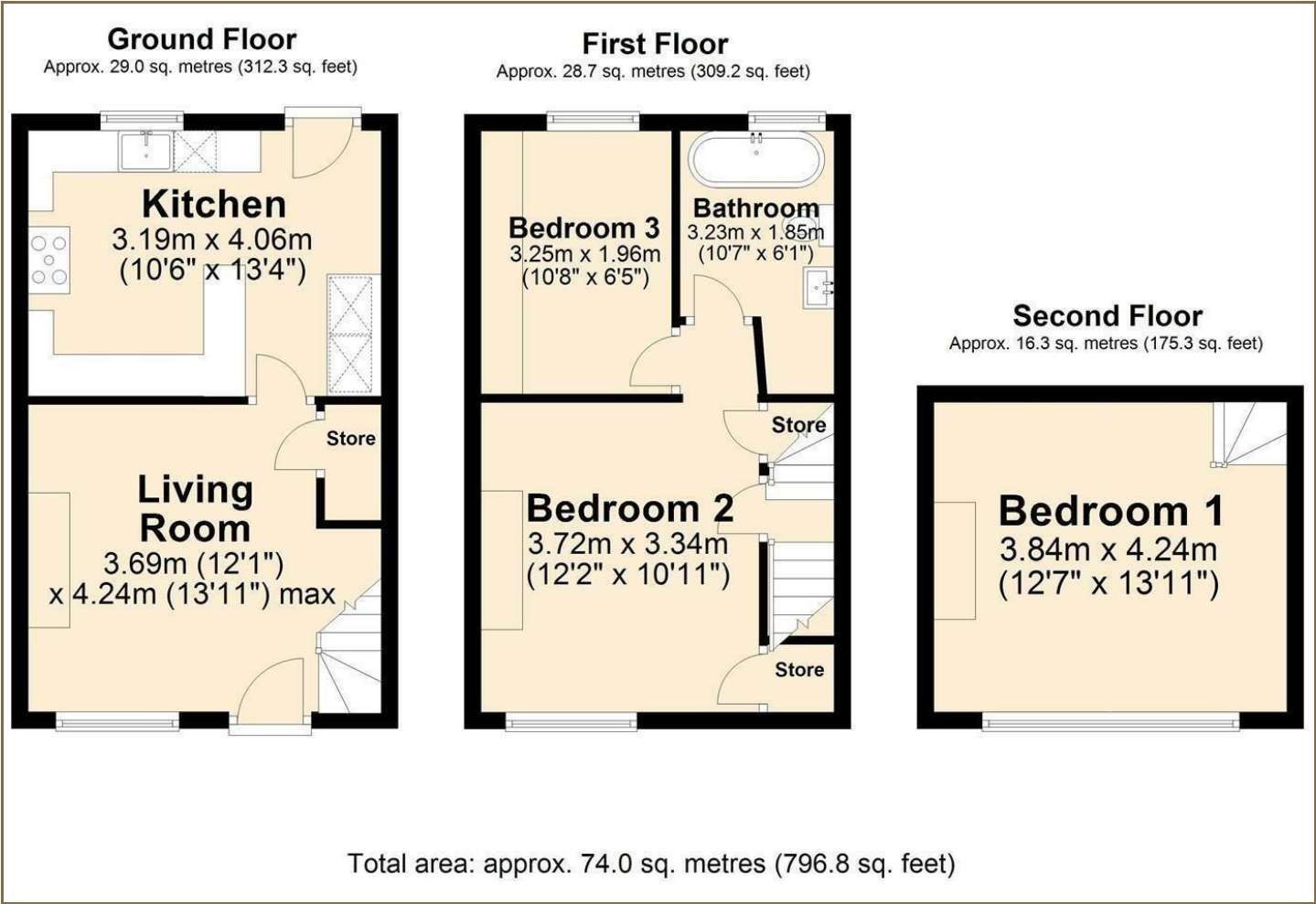
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



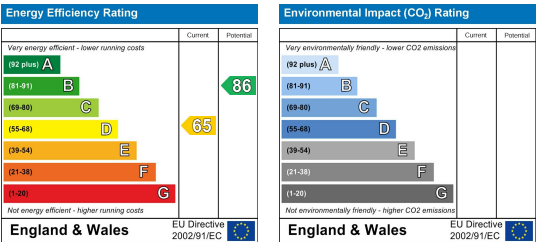
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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