



## **1 Mill Street, High Peak, SK22 2EN**

**£1,100**

A Wilson Estates are delighted to offer To Let 1 Mill Street, Hayfield.

Tucked away and occupying a prime position in the heart of picturesque Hayfield Village and Conservation Area, this charming two-bedroom semi-detached stone-built property offers generous accommodation and beautiful character features.

Hayfield, a bustling Peak District village near Kinder Scout, offers numerous amenities for walkers and tourists, including several gourmet pubs (The Pack Horse, The Sportsman, George Hotel), cafés, a post office, chemist, and hairdressers. It features the Sett Valley Trail, a campsite, a village chippy, and hosts annual events like the May Queen procession.

Please call A Wilson Estates on 0161 303 9886 to arrange a viewing.

Briefly the property comprises:-



# 1 Mill Street

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## Entrance Vestibule

Wooden double glazed barn style door to front elevation and wooden double-glazed window to side elevation. Lighting and laminate flooring.

## Lounge

uPVC double-glazed windows to front and rear elevations. Stone fireplace and surround with gas fire. Lighting, radiator, blinds, laminate flooring, and built in storage cupboards.

## Dining Kitchen

Wooden double-glazed barn style door and wooden double-glazed window to rear elevation. Fitted wall and base units with coordinating tiled work surfaces. Composite one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, heated towel rail, and tiled flooring.

## WC

uPVC double-glazed window to side elevation. Low-level WC and hand wash basin with mixer tap and vanity unit. Part tiled walls, lighting, tiled flooring, and built in storage cupboard.

## Stairs and Landing

Wooden balustrades and bannister. Lighting, carpet, and built in storage cupboard.

## Bedroom One

Wooden double-glazed window to front elevation. Lighting, radiator, carpet, curtains, and fitted wardrobes.

## Bedroom Two

Wooden double-glazed window to rear elevation. Lighting, radiator, carpet, curtains, and built in storage cupboard.

## Bathroom

Wooden double-glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Part tiled walls, lighting, radiator, and laminate flooring.

## Externally

Parking space and gardens to front and rear. Outbuilding storage

## Additional Information

Council Tax Band :

EPC Rating :

Holding Deposit : £

STRICTLY NO PETS AND SMOKING POLICIES APPLY









Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.