

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



7 Holme Court, Matlock Street, Bakewell, DE45 1GQ

Offers In The Region Of £210,000



# 7 Holme Court, Matlock Street, Bakewell, Derbyshire DE45 1GQ

**Tenure:** Leasehold

**Local Authority:** Derbyshire Dales District Council

**Council Tax:** Band D

**EPC Rating:** C

A panelled front door opens to the entrance hall with two storage cupboards and access to all rooms. The principle reception room features a sitting and dining area with front facing UPVC double glazed windows with views across Bakewell.

The kitchen features a range of solid wood units surmounted by extensive worktop space incorporating stainless steel sink and drainer and stand alone fridge freezer, oven with extractor hood over, washing machine. A window overlooks the landing area with views towards Manners Wood.

Bedroom one is a dual aspect double bedroom with adjoining en-suite. The en-suite comprises shower enclosure with chrome attachment, low flush WC, pedestal wash basin, and chrome heated towel rail.

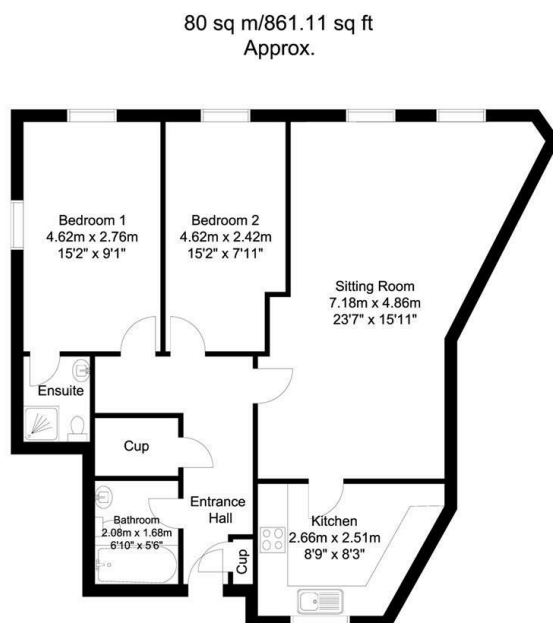
Bedroom two is a further double room with front facing aspect. The bathroom completes the accommodation, and features a suite consisting of low flush WC, pedestal wash basin, bath and chrome heated towel rail.

A communal front door to Holme Court is accessed via Matlock Street with secure entry system and lift to all floors. There is allocated parking for one vehicle accessed from Granby Road.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.