



28, Eccles Close, Hope, Hope Valley, S33 6RG

# 28, Eccles Close

Hope, Hope Valley, S33 6RG

A two bedroomed semi detached dormer bungalow conveniently located in the village of Hope, benefitting from easily maintained gardens, single garage and exceptional views across the Hope Valley towards Mam Tor and Lose Hill. Occupying a convenient location within level access of Hope's excellent amenities, this lovely property has versatile accommodation arranged over two floors and requires cosmetic updating in parts.

The front porch opens to a broad entrance hall with under stairs storage and stairs rising to the first floor. The sitting room enjoys a front facing aspect with bay window and views towards Lose Hill. The focal point of the room is provided by a living flame gas fire. The kitchen lies at the rear of the property and features a range of panelled units surmounted by work top space incorporating stainless steel sink and drainer, gas hob and oven. There is space for under counter washing machine and fridge freezer. This room enjoys a dual aspect with space for dining table and chairs and a UPVC door opens to the conservatory. The adjoining conservatory, which faces East, has French windows to the garden.



- Two bedroom semi detached bungalow in the village of Hope
- Fitted Kitchen & conservatory
- UPVC double glazing throughout
- Tenure: Freehold, High Peak Council Tax Band C
- Sitting room with living flame gas fire
- Two double bedrooms, one with spectacular views
- Single garage
- Broad entrance hall
- Family shower room & large WC / former bedroom
- Easily maintained gardens



Accessed from the hallway is a double bedroom with fitted wardrobes and a rear aspect. This ground floor room could easily be used as a further reception room. The family shower room is located on the ground floor and features a white suite comprising low flush WC, wall mounted washbasin and shower suitable for disabled access.

Stairs rise to the first floor landing with side facing window providing a pleasant aspect across Hope. Accessed from the landing is a cupboard housing the boiler and further shelving. A door opens to the cloakroom/WC with wash basin, this room has previously been used as a bedroom. Bedroom two is a further double bedroom with rear facing Dormer window affording spectacular views across the Hope Valley, taking in Mam Tor and Lose Hill.

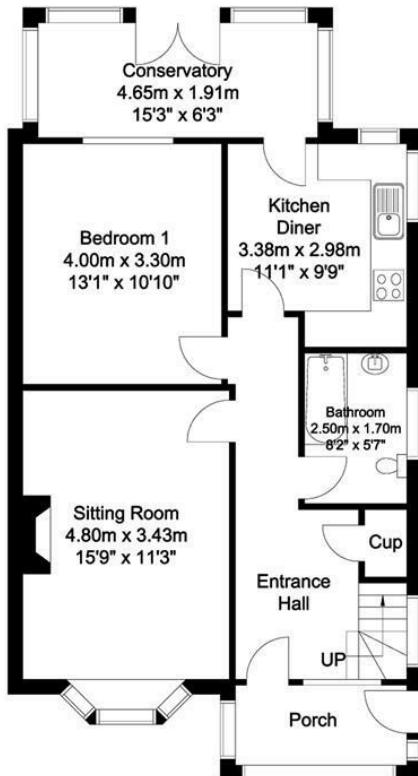
Outside, to the front of the property is an easily maintained patio and gravel garden. To the side of the property there is access to a further low maintenance rear garden with views towards Lose Hill, seating areas and timber shed. A single garage is accessed via the adjoining lane with pedestrian access from the rear garden.



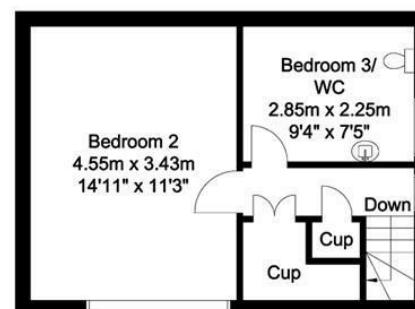




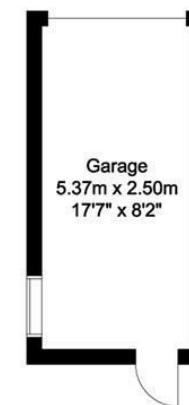
Ground Floor  
71 sq m/764.23 sq ft  
Approx.



First Floor  
29 sq m/312.15 sq ft  
Approx.

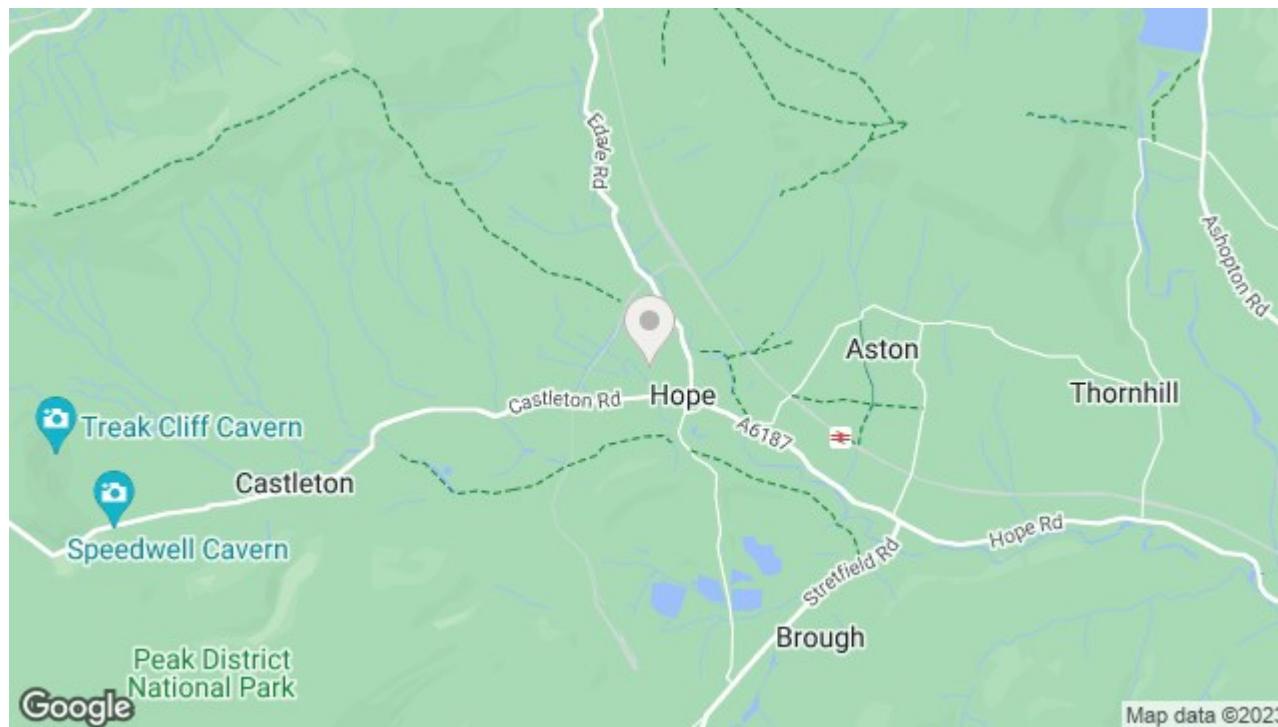


Outbuilding  
13 sq m/139.93 sq ft  
Approx.



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

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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

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

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

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

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