

wards
estate agents

**5 New Road,**

Youlgrave, Bakewell, DE45 1WP

**Guide price £300,000**

# 5 New Road,

## Youlgrave, Bakewell, DE45 1WP

OPEN DAY - SATUDAY 28th NOVEMBER 10am - 2pm - CALL WARDS TO BOOK A VIEWING

GUIDE PRICE £300,000 - £325,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!

Nestled in the charming village of Youlgrave in the heart of the Peak District this TWO DOUBLE BEDROOM DETACHED BUNGALOW offers a fantastic opportunity! This property presents a unique opportunity to own a piece of history in a vibrant community, surrounded by natural beauty and rich local culture. Whether you are looking for a permanent residence or a weekend getaway/tranquil retreat then we highly recommend viewing this delightful bungalow.

Possible Yield of 4%pa based on a purchase price of £300,000 and a monthly rental of £1000-£1200

Youlgrave is renowned for its picturesque setting, situated close to the confluence of the River Lathkill and the River Bradford. Residents can indulge in a variety of riverside walks, immersing themselves in the stunning scenery of the White Peak. The village is also conveniently located near excellent amenities, including delightful bakeries, quaint village shops, and welcoming pubs, ensuring that all your daily needs are within easy reach.

Internally the bungalow retains a wealth of original character, benefits from gas central heating and comprises of front entrance hall, cosy lounge, integrated dining kitchen, rear extended porch, two double bedrooms and bathroom with 3 piece suite.

Easily maintained gardens surround the property with original stone boundaries, offering a perfect spot for family/social outdoor enjoyment. This property presents a unique opportunity to own a piece of history in a vibrant community, surrounded by natural beauty and rich local culture.

























## Additional Information

Please note that the Derbyshire Dales Property Clause is NOT APPLICABLE on this property.

Current Gas & Electrical Certificates available
Gas Central Heating-Worcester Bosch boiler-serviced due Nov 2025
Wood framed single glazed windows
Gross Internal Floor Area- 76.8Sq.m / 827.0Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area -Lady Manners School

## Front Entrance Hall

Front wooden entrance door leads into the hallway. Access is provided to the insulated loft space.

## Lounge

14'4" x 13'1" (4.37m x 3.99m)

A cosy front reception room with front aspect window having attractive stained glass top lights.

## Dining Kitchen

14'4 x 9'5" (4.37m x 2.87m)

Comprising of a range of base and wall units with complimentary work surfaces and inset stainless steel sink having tiled splash backs. Space is provided for washing machine, freezer and fridge. Integrated electric oven, hob and chimney extractor above. Worcester Bosch boiler which is wall mounted and will be serviced in November 2025. Consumer unit. Sliding door with toughened glazing leads into the reception room.

## Rear Extended Porch

8'5" x 6'9" (2.57m x 2.06m)

uPVC entrance door into the rear porch. Internal glazed door into the kitchen.

## Front Double Bedroom One

14'5" x 11'4" (4.39m x 3.45m)

Main double bedroom with front aspect window and attractive stained glass top lights. Range of built in wardrobes provide very useful storage space.

## Rear Double Bedroom Two

11'3" x 10'5" (3.43m x 3.18m)

A second double bedroom with rear aspect window.

## Family Bathroom

7'11" x 7'9" (2.41m x 2.36m)

Comprising of a 3 piece suite which includes bath with shower spray, pedestal wash hand basin and low level WC. Cupboard with cylinder water tank.

## Outside

New Road is a private road and is maintained through the Residents Association.

Right of way over the neighbouring property footpath leads to the property.

Front low stone boundary walling with footpath leading to the front entrance door. Low maintenance gardens to all sides and rear of the bungalow.









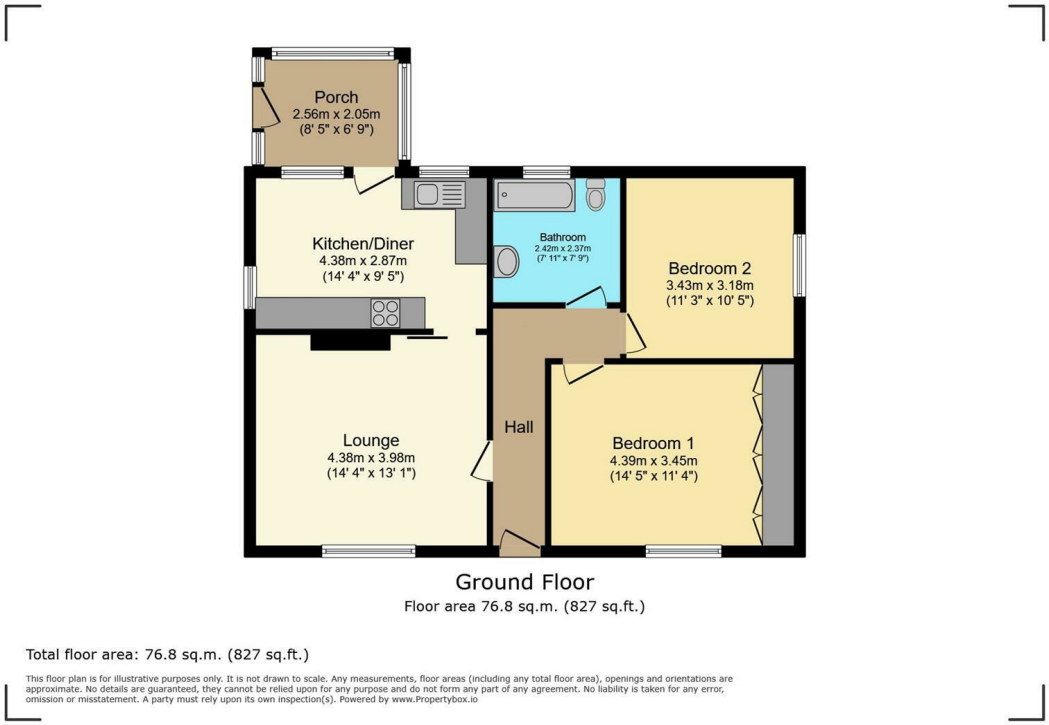



**School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan




Ground Floor

Floor area 76.8 sq.m. (827 sq.ft.)

Total floor area: 76.8 sq.m. (827 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

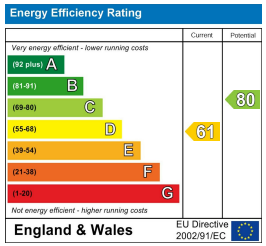
## Area Map

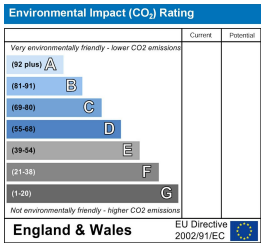



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




The Consumer Protection ( Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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