



**Wayland House, Butts Road, Bakewell,  
Derbyshire DE45 1BP**

**Guide Price £230,000**

Tel: 0115 9680268





- Semi Detached House
- Viewing Highly Recommended
- Walking Distance To Bakewell Centre
- On Road Parking (Park Road)
- Characterful Features
- No Upward Chain
- Stone Built
- Two Bedrooms

A unique opportunity to buy this charming stone semi-detached house which offers space, style and an array of wonderful characterful features. The property itself is presented in a neutral and easy on the eye fashion, standing proudly in an elevated position behind an original cobblestone wall which allows a far reaching elevated open view over the opposing houses.

This property comes offered to the market with the benefit of no upward chain and a viewing is essential as we are certain a property just a stones throw from the centre of Bakewell, will not hang around for long.

The accommodation comprises an entrance hall, fabulously proportioned dual aspect lounge with feature ceiling beams and a farmhouse style kitchen. To the first floor landing there are two bedrooms including a double to the front with open views and a substantial bathroom.

Externally, this property benefits from on road parking space which is accessed off Park Road. The initial approach to the property itself is via a pedestrian walkway with an original stone retaining wall with central steps that provide access up to the front entrance door. To the side of the property there is open plan access onto a steeply tiered rear garden that also has shared access steps rising to a property to the rear of the property.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

w: 2.67m x l: 1.75m (w: 8' 9" x l: 5' 9")

With a ceiling light point, understairs storage cupboard and stairs providing access to the first floor landing.

### LOUNGE

w: 5.05m x l: 3.58m (w: 16' 7" x l: 11' 9")

A spacious and cosy dual aspect lounge with ceiling beams adding a layer of character. There is a focal point of the central fireplace with inset electric fire, radiator, two ceiling light points and double glazed windows to both the front and rear elevation.

### KITCHEN

w: 3.12m x l: 2.64m (w: 10' 3" x l: 8' 8")

A farmhouse style kitchen having a range of shakerstyle wall cupboards, base units and drawers with wood effect working surfaces over. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated oven, four ring gas hob with wall mounted stainless steel extractor hood over. There is plumbing for a washing machine, space for a free standing fridge freezer, tiled splashbacks, ceiling spotlights, double glazed window to the side elevation and an obscure single glazed door providing access to the rear elevation.

### FIRST FLOOR LANDING

w: 2.67m x l: 1.83m (w: 8' 9" x l: 6' )

Directly open from the entrance hall with natural daylight coming from the window to the front elevation. There is also a ceiling light point.

### BEDROOM ONE

w: 3.56m x l: 2.87m (w: 11' 8" x l: 9' 5")

A double bedroom with an open far reaching pleasant view to the front elevation. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

### BEDROOM TWO

w: 3.25m x l: 2.06m (w: 10' 8" x l: 6' 9")

A second bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

## **BATHROOM**

w: 3.12m x l: 1.68m (w: 10' 3" x l: 5' 6")

A large bathroom with three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin and a Low flush WC. There is also ceiling spotlights, heated towel rail and an obscure double glazed window to the side elevation.

## **OUTSIDE**

Externally, this property benefits from one off road parking space which is accessed off Park Road. The initial approach to the property itself is via a pedestrian walkway with an original stone retaining wall with central steps that provide access up to the front entrance door. To the side of the property there is open plan access onto a steeply tiered rear garden that also has shared access steps rising to a property to the rear of the property.

## **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

## **TENURE**

The property is being sold as a freehold.

## **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

## **FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

## **DISCLAIMER**

Please note a company director at LP asset management t/a JMS Sales & Lettings has a registered interest in this property.



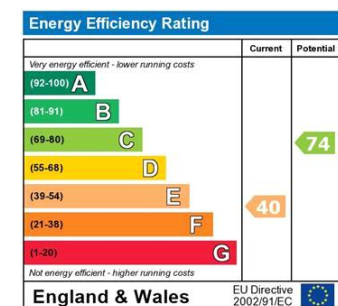












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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