

2 Bed Detached In Conksbury Lane Youlgrave, Bakewell, DE45 1WR £295,000





## SHORT DESCRIPTION

Property Ref: 15686 Detached 2 Bed cottage in the Heart of Youlgrave, near Bakewell CALTON COTTAGE, CONKSURRY LANE, YOUUGRAVE GROUND FLOOR Kitchen diner Kitchen 7' by 7'6 Dining Room 8'10 by 8' 11 Living Room 12'2 by 12'8 Store STAIRS To 1st FLOOR 1ST FLOOR Landing Bedroom 1 9'5 by 9' Bedroom 2 12'2 by 7'11 Bathroom 9'5 by 5'8 Property Type: Detached Full selling price: £295000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement:637 sq.ft. Outside Space: Front Garden, Enclosed Garden, Patio Parking: On street Heating Type: Gas Central Heating, Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



Bed Room(s)



Bath Room(s)

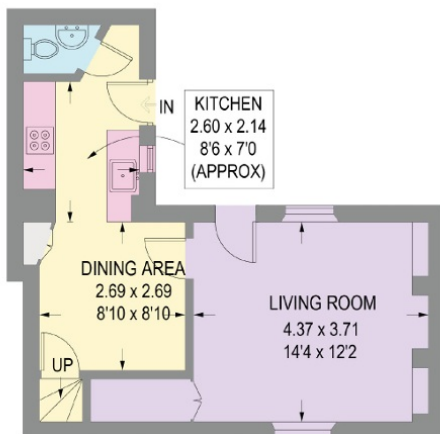


Living Room(s)

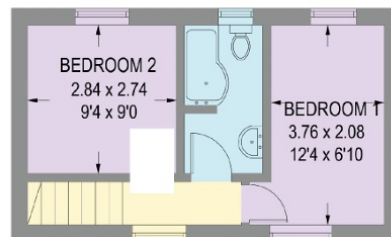
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

APPROXIMATE GROSS INTERNAL AREA = 59.2 SQ M / 637 SQ FT



GROUND FLOOR = 34.8 SQ M / 374 SQ FT



FIRST FLOOR = 24.4 SQ M / 263 SQ FT

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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