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New Mills Road Hayfield High Peak



## New Mills Road Hayfield High Peak SK22 2EU

Price £250,000



### The Property

In the popular village of Hayfield and on the doorstep to Kinder Scout, a two bedroom stone built end terraced cottage of character with additional loft room. Set over three floors and well presented throughout together with off road parking, a generous private rear garden with lawn and decking area, pvc double glazing and gas central heating. Comprising: living room, fitted dining kitchen, two first floor bedrooms and a bathroom with white suite, second floor loft room with timber staircase and Velux window. Close to local amenities and the Sett Valley Trail with stunning open views to the rear. Viewing highly recommended.




- Popular Hayfield Location
- Two Bedrooms Plus Loft Room
- Off Road Parking for Two Cars
- Stunning Views to Rear
- Close to The Sett Valley Trail
- Private Rear Garden with Good Degree of Privacy
- Modern Dining Kitchen with Wooden Worktops
- Modern White Bathroom Suite

**Postcode** SK22 2EU

**EPC Rating** D

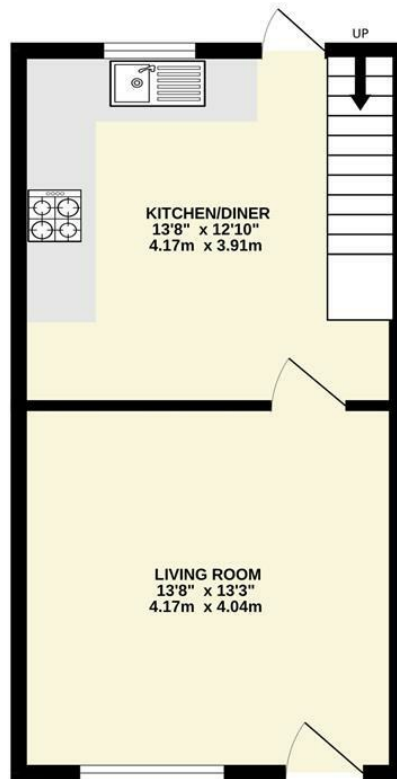
**Local Authority** High Peak Borough

**Council Tax** B

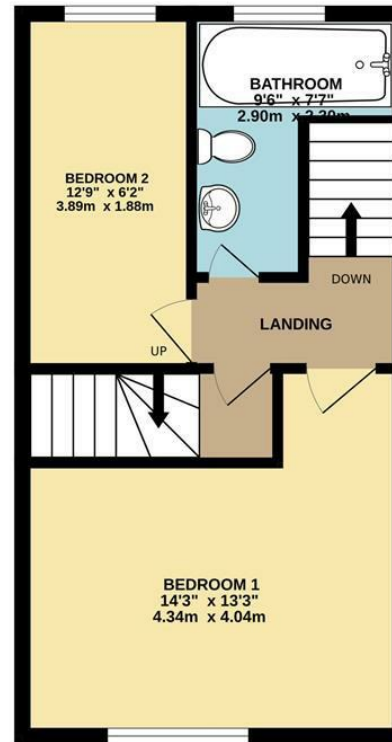
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



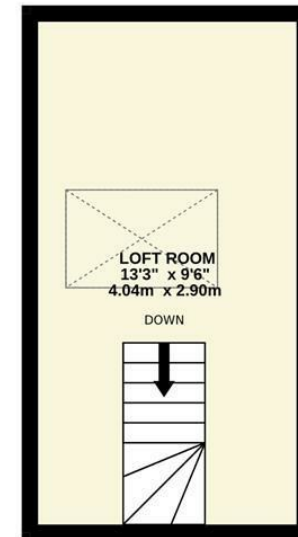
GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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