

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

29 York Street, Off Friar Gate Derby, DE1 1FZ



A delightful Georgian Grade II Listed semi-detached property enjoying a favoured location - Granted Planning Consent for CHANGE OF USE into a residential dwelling

- Recently been granted planning consent for CHANGE OF USE into a three bedroom Residential Dwelling
 - PLANNING REF: 21/00291/FUL (Change of Use Class E to Dwelling - Use Class C3)
- PLANNING REF: 21/00245/LBA (Listing Building Consent) • Delightful Georgian Grade II Listed semi-detached property • Within the Friar Gate Conservation Area • (Currently used as an Architects practise) • Currently providing two reception rooms and kitchen to ground floor • Two office rooms (potential bedrooms) • A rear office with cloakroom facilities and an attic room to first floor • Outside there is allocated off road parking
 - VIEWING RECOMMENDED •

Price £295,000



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ACCOMMODATION

CONSENT OF CHANGE OF USE - INTO DWELLING HOUSE

A delightful Georgian Grade II Listed semi-detached property enjoying a favoured location in the heart of the Friar Gate Conservation Area at the junction of Vernon and York Street, currently used as an Architects Practise but has recently been granted planning consent for a change of use into a three bedroom residential dwelling.

The property currently provides on the ground floor, entrance hall with staircase off, two reception rooms and a fitted kitchen and to the first floor there are two office rooms, a rear office with cloakroom facilities and a good sized attic room. An illustrated drawing is available to show the conversion to simply the two offices into two formal reception rooms namely a lounge and a dining room, a kitchen and the demolition of a small kitchen/store area. To the first floor will be two bedrooms and a bathroom and to the second floor a good sized third attic bedroom. The property will also benefit from off-street parking.

An excellent opportunity and well worthy of further consideration. For further information contact the agent.

PLANNING REFS

PLANNING REF: 21/00291/FUL (Change of Use Class E to Dwelling - Use Class C3) & PLANNING REF: 21/00245/LBA (Listing Building Consent)

LOCATION

The Friar Gate area of Derby offers a wide and varied range of local facilities including many fashionable bars and restaurants and local cafés. It has ease of access to the Cathedral Quarter and the City centre.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor off, radiator, understairs storage cupboard.

SITTING ROOM/RECEPTION ROOM ONE 4.8m x 4.3m (15'9" x 14'1")

Wooden stripped flooring, recessed fireplace, original pine door, decorative coving, radiator.

DINING ROOM/RECEPTION ROOM TWO 4m x 3.49m (13'1" x 11'5")

Built in base storage cupboard, radiator, original pine door.

KITCHEN 2.99m x 2.82m (9'10" x 9'3")

Stainless steel sink unit and base cupboard under, a range of base cupboards with work surfaces over, tiled surrounds, radiator, door to the rear off.

ON THE FIRST FLOOR

Stairs to the second floor off.

OFFICE ROOM ONE (BEDROOM) 4.7m x 4.3m (15'5" x 14'1")

Radiator.

OFFICE ROOM TWO (BEDROOM TWO) 4.17m x 3.56m (13'8" x 11'8")



Radiator.

OFFICE ROOM THREE (BEDROOM THREE) 4.05m x 2m (13'3" x 6'7")

Radiator with access to two separate:

CLOAKROOM ONE

Comprising, low level w.c, wash hand basin, radiator.

CLOAKROOM TWO

Comprising, low level w.c, wash hand basin, radiator.

ON THE SECOND FLOOR

ATTIC ROOM 3.68m x 3.58m (12'1" x 11'9")

Radiator.

OUTSIDE & GARDENS

There is an easy to manage courtyard with off road allocated parking to rear.

COUNCIL TAX BAND

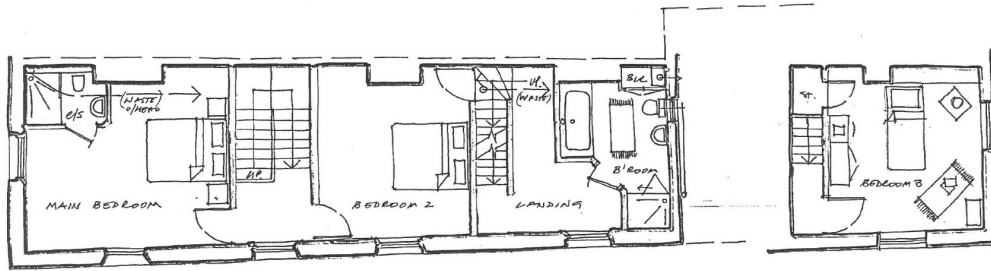
Derby City - TBC

DIRECTIONAL NOTE

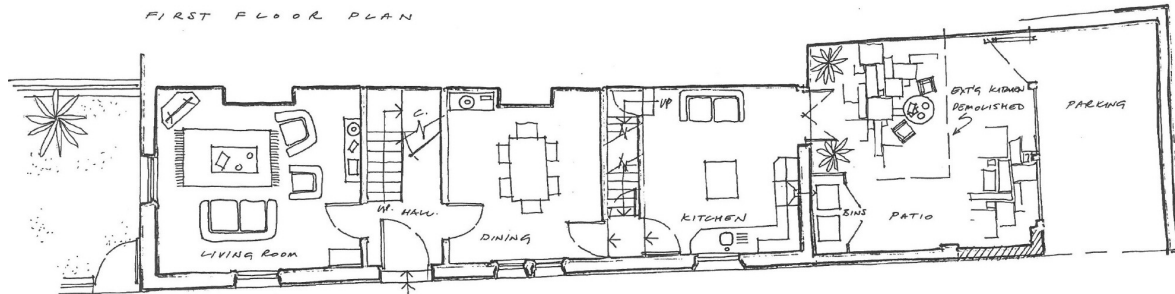
From Derby proceed via the main Ashbourne Road (Friar Gate) taking the turning left into Vernon Street and left again into York Street, the property is situated on the corner of Vernon and York Street.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office (DM/SE).



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SKETCH SCHEME:
29 YORK STREET, DERBY, DE1 1FZ
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CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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