



£725 Monthly

Sitwell Villas, Morton, Alfreton, DE55

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

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# Step Inside

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## Property Description

A magnificent 3 bedroom Semi-detached house in a wonderful location, situated in Morton, Alfreton DE55, offering amazing comfortable living and convenience with simplicity. The Semi-detached house is presented in outstanding condition and fitted with all the basic facilities.

## Main Particulars

Viewing is highly recommended of this spacious semi-detached property situated in a cul de sac location within the village of Morton. The property has been maintained to a high standard throughout and has the benefit of gas central heating and double glazing and briefly comprises; entrance hallway, lounge, dining kitchen and ground floor cloakroom. On the first floor there are three bedrooms and bathroom.

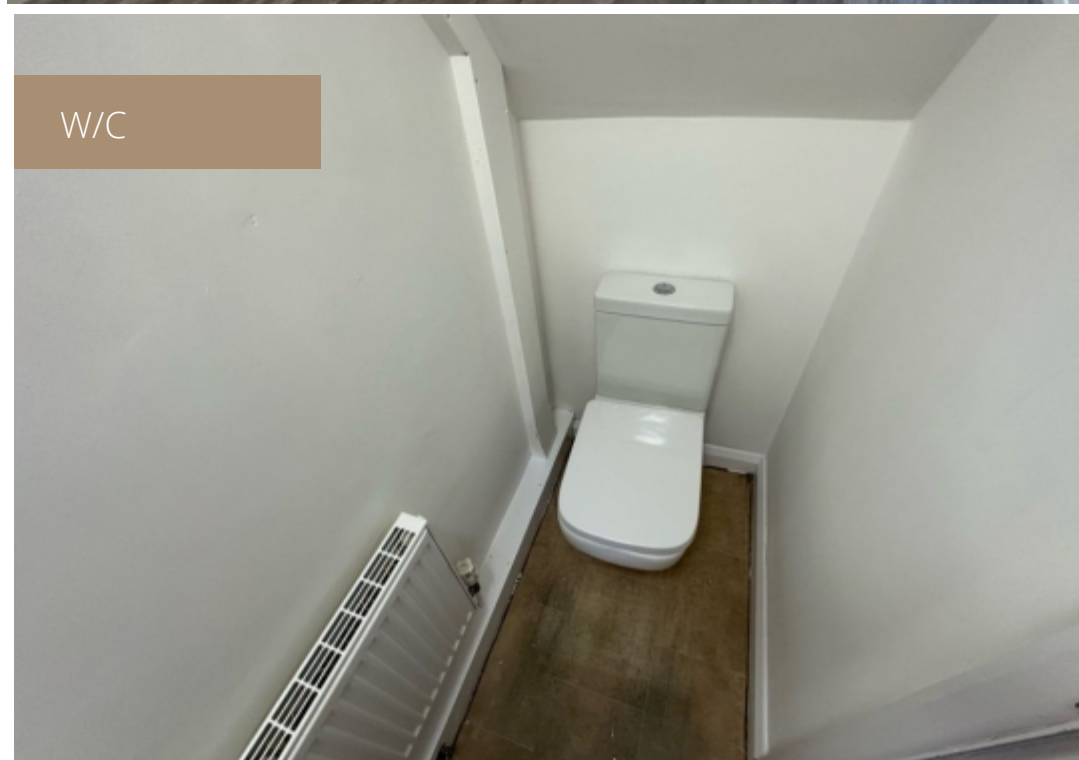
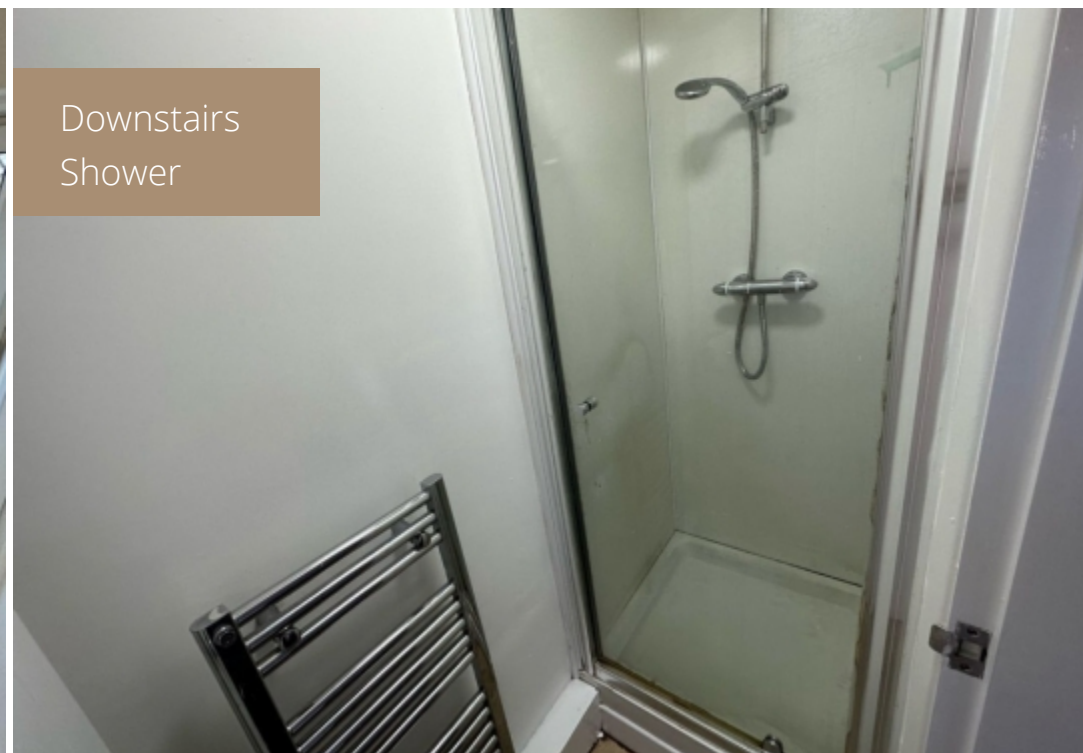
Outside; to the front of the property is an open plan garden area and to the rear is a generous garden area with patio and low maintenance garden.

Holding deposit: Of £167.00 this will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit: Of £836.00 this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS)

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s): Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited 196310382651-809138 and The Property Ombudsman.



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