



£1,000 Monthly

Green Lane, Belper, DE56

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Property Description

Derbyshire Properties is delighted to introduce this traditional style charming 3-bedroom semi-detached house, located in Belper. It provides a wonderful combination of comfortable living and convenience in a simple yet appealing manner. The house is part furnished with all essential amenities.

## Main Particulars

An exciting opportunity awaits to acquire a deceptively spacious three-story part furnished family home nestled in the heart of Belper. This exquisite residence features generously proportioned living spaces meticulously renovated to a professional standard.

In summary, the ground floor comprises an entrance hall, lounge, living room/dining area, kitchen, and a convenient downstairs WC. The first floor hosts a sizable family bathroom, two bedrooms, and a versatile study/nursery. The master bedroom graces the second floor. In addition to the described ample living spaces, the property includes a substantial cellar with the potential for conversion into a highly functional area.

Externally, the property offers gated side access leading to a private, and enclosed rear garden adorned with a patio area, lawn, and mature shrubs and trees.

The property has been meticulously cared for, ensuring a comfortable and enjoyable living experience. Whether you appreciate the proximity to local attractions, parks, or the ease of public transportation, this property offers a well-rounded lifestyle for its residents.

An internal viewing is highly recommended. Employed only, no smoking, no pets – subject to satisfactory references - Rent £1000.00 pcm - Bond £1153. The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant.

Holding deposit: Equal to one weeks rent of £230.00 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: £1153.00 Equal to Five weeks rent of 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 Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.





