



£750 Monthly

Derby Road, Lower Kilburn, Belper, DE56

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Un-Furnished
- Fitted Kitchen
- Double glazing
- New Carpets
- Garden
- Driveway

Property Description

Derbyshire Properties are delighted to present this beautifully presented period terraced property offering spacious living accommodation throughout. With modern decor, well appointed kitchen and bathroom makes this ideal a sought after property.

Main Particulars

Beautifully refurbished two-bedroom home situated in the village of Lower Kilburn, Belper. This delightful property offers a perfect blend of modern comforts, making it an ideal home for couples, small families, or professionals seeking a peaceful abode.

Upon entering, you are greeted by a bright and inviting lounge. The modern fitted kitchen comes fully equipped with contemporary fittings, providing ample space for all your needs. Adjacent to the kitchen, a convenient utility room houses laundry facilities and extra storage. The stylish, fully fitted bathroom is located on the ground floor for easy access.

Upstairs, you'll find two generously sized double bedrooms, each offering plenty of space. The entire house has been freshly decorated and newly fitted carpets, giving it a clean and bright feel.

The garden at the rear of the house features direct access to a charming brook, providing a peaceful outdoor space to relax and enjoy. Conveniently located, the property offers easy access to local shops, pubs, and restaurants in the charming town of Belper, as well as local schools, parks, and recreational facilities. Excellent transport links provide easy access to the A38 and surrounding areas.

An internal viewing is highly recommended. Employed only, no pets – subject to satisfactory references - Rent £750.00 pcm - Bond £865. 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 £173.00 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: £865.00 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.



Lounge



Kitchen



Kitchen



Utility Room

Telephone: 01773 832355



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