



£895 Monthly

Larchdale Close, Alfreton, DE55

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to present this newly refurbished semi-detached property, situated in South Normanton, DE55, offering amazing comfortable living and convenience with simplicity. The House is presented in outstanding condition and fitted with all the basic facilities.

## Main Particulars

Nestled in a peaceful cul-de-sac, this delightful two-bedroom semi-detached property is now available for rent. Perfectly situated in a sought after location, this home is conveniently close to local amenities. With the added benefit of off-road parking, you can enjoy the convenience and security of having your own dedicated space right outside your door.

Recently refurbished throughout, the property boasts a fresh and modern interior, ready for you to move in. The spacious living areas are filled with natural light, providing a warm and inviting atmosphere. The contemporary kitchen features new appliances and ample storage, with enough space for a dining table. Both bedrooms are generously sized and provide comfortable, restful spaces.

EMPLOYED ONLY, NO PETS - SUBJECT TO SATISFACTORY REFERENCES . HOLDING DEPOSIT £206.00

Holding deposit: Equal to one weeks rent of £206.00 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: £1032.00 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.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01773 832355

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