



£1,400 Monthly

George Street, Belper, DE56

Terraced House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are please to offer this delightful three-bedroom mid-terrace cottage in Belper's sought-after conservation area.

## Main Particulars

A delightful three-bedroom mid-terrace cottage in Belpers sought-after conservation area. This charming home is now offered to the rental market.

This property is perfect for those who appreciate character and charm. Inside, you will find a welcoming entrance porch, a cosy living room, a well-equipped kitchen, a dining room, a rear hallway, and a convenient downstairs WC. Upstairs, there are three spacious bedrooms, a family bathroom, and a landing area.

The exterior boasts a beautifully maintained cottage garden, a large garage at the rear, and an EV charging point, making it both picturesque and practical. The cottage is rich in original features, including fireplaces, exposed beams, and latched doors, adding to its unique appeal.

Employed only, no pets – subject to satisfactory references - Rent £1400.00 pcm - Bond £1615 The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant.

Holding deposit: Of £323.00 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).

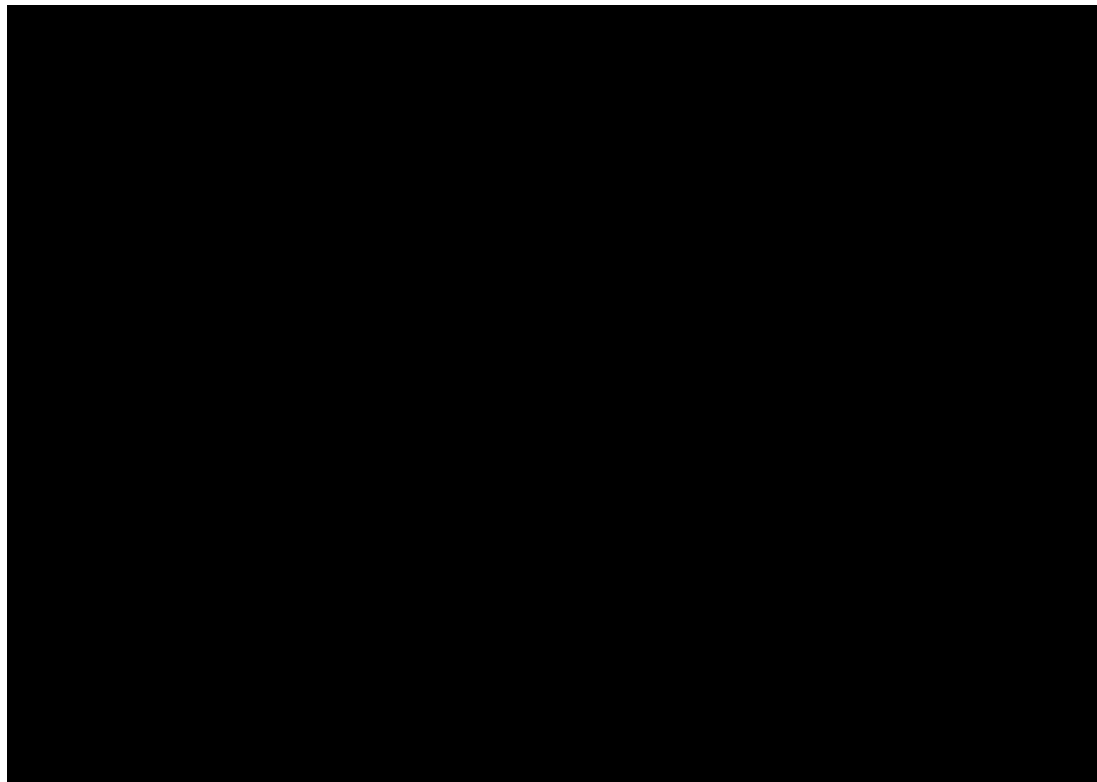
Security Deposit: Of £1615 this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS)

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 -809138 and The Property Ombudsman.







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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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