



£900 Monthly

Brook Street, Heage, Belper, DE56

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to present this magnificent 3 bedroom House in a wonderful location, situated in Heage, Belper, offering amazing comfortable living and convenience with simplicity. The House is well presented, fitted with all the basic facilities and ample of off road parking.

## Main Particulars

This traditional style semidetached property offering extremely spacious accommodation, with the benefit of uPVC double glazing throughout and a gas central heating system. The property comprises: an Entrance Hallway, spacious Lounge leading to fitted open plan dining kitchen.

To the first floor there is a Landing, three Bedrooms and family Bathroom. Outside, the property has ample off road parking at the front and rear garden with access to the double garage. AVAILABLE NOW SUBJECT TO SATISFACTORY REFERENCES. EMPLOYED ONLY, NO PETS, NON SMOKERS. Holding deposit: Of £207.00 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 £1,038.00 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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