



£750 Monthly

St Leonards Place St Leonards Place, Alfreton, DE55

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 Shirland DE55, offering amazing comfortable living and convenience with simplicity.

## Main Particulars

This is a traditional style semi-detached property situated in the much sought after location of Shirland. The property has recently been decorated and has the benefit of gas central heating and double glazing and briefly comprises; Entrance Hallway, Lounge with some integrated appliances, space for fridge/freezer and cooker point. Kitchen, Conservatory and ground floor Bathroom. On the first floor there are three good sized Bedrooms and first floor w.c and wash hand basin.

Employed Only, Small Pet considered.

Holding deposit: 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: Of £865.00 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 Keys or other Security Devices: Tenants are liable to the cost of replacing any lost keys or other security devices. 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.

### Entrance Hallway

The property is approached via a uPVC double glazed front entrance door leading into the hallway, with stairs to the first floor accommodation, walk in pantry and central heating radiator.

### Lounge 13 x 13 m (42'8" x 42'8" ft)

With a uPVC double glazed window to the front elevation, exposed wooden flooring, television point and central heating radiator.

**Kitchen** 10 x 9 m (32'10" x 29'6" ft)

Fitted with a range of wall and base units with complementary work surfaces over incorporating a stainless steel sink and drainer. There is an integrated dishwasher and fridge, plumbing for an automatic washing machine and space for a cooker. uPVC double glazed window to the rear elevation.

**Conservatory** 8 x 8 m (26'3" x 26'3" ft)

With French style doors leading out to the rear garden, tiled flooring and central heating radiator.

**Bathroom** 6 x 6 m (19'8" x 19'8" ft)

Fitted with a three piece suite comprising: panelled bath with electric shower over, low flush w.c. and wash hand basin. Tiling to the walls and uPVC double glazed window to the rear elevation. Ladder style radiator.

**Landing**

With a uPVC double glazed window to the side elevation

**Bedroom 1** 14 x 13 m (45'11" x 42'8" ft)

With a uPVC double glazed window to the front elevation, central heating radiator and built in wardrobe

**Bedroom 2** 10 x 10 m (32'10" x 32'10" ft)

With a uPVC double glazed window to the rear elevation, central heating radiator.

**Bedroom 3** 10 x 6 m (32'10" x 19'8" ft)

With a uPVC double glazed window to the side elevation. Central heating radiator

**w.c**

Fitted with a two piece suite comprising; low flush w.c. and wash hand basin, tiling to the walls. Central heating radiator.

**Front Garden**

The property is situated on a generous plot with ample off road parking

**Rear Garden**

To the rear of the property is an enclosed garden area but has shared access to the neighbours garden.



Telephone: 01773 832355



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