



£725 Monthly

Holly Bank Cottages, Oakerthorpe, Alfreton, DE55

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

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Property Description

Derbyshire Properties are please to offer this magnificent 2 bedroom House in a wonderful location, situated in Oakerthorpe, Alfreton, offering amazing comfortable living and convenience with simplicity. The House is presented in outstanding condition and fitted with all the basic facilities

Main Particulars

This beautiful, cozy cottage is nestled in the heart of Oakerthorpe, one of the most sought-after areas of Alfreton. With its peaceful surroundings and picturesque countryside, this property is the perfect place to call home. The cottage comprises of two spacious bedrooms, a cozy living room, a wonderful fully fitted kitchen with lots of natural light, and a well presented modern bathroom. The property is well-maintained and has been recently updated with modern fixtures and fittings, making it move-in ready. The cottage also has a lovely low maintenance garden, ideal for relaxing and enjoying the outdoors. Additionally, there is parking set back off the road opposite to the property.

Located in Oakerthorpe, this property is in close proximity to a range of local amenities, including shops, restaurants, and cafes. It is also conveniently located for commuting, with easy access to major roadways and public transportation.

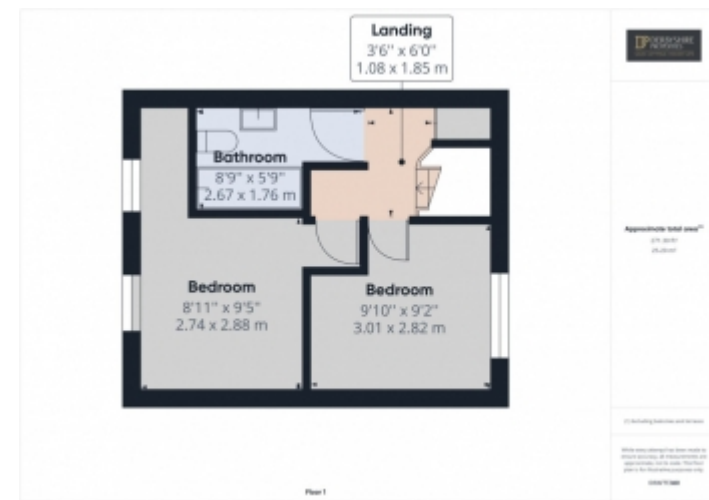
Holding deposit: Of £167.00 this will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit: Of £836.00 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 -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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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