



£900 Monthly

Lydstep Close, Derby, DE21

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Property Description

Derbyshire Properties are proud to present this magnificent opportunity for this 3-bedroom semi-detached house in a wonderful location, situated on Lydstep Close, Oakwood, DE21, offering amazing comfortable living with the convenience of off-road parking

## Main Particulars

Nestled in the sought after neighborhood of Lydstep Close, this delightful 3-bedroom semi-detached property offers comfortable living spaces and a convenient location, perfect for families or professionals alike.

This inviting home boasts 3 bedrooms 2 double and 1 single, ideal for accommodating families or creating dedicated work-from-home spaces. The fully fitted kitchen finished to a high standard, providing ample storage space, and modern appliances.

The living room is flooded with natural light, creating a warm and welcoming atmosphere. Step into the conservatory, an additional space perfect for enjoying the garden view.

Outside, you'll find your own private garden benefiting from a large decking. The property benefits from off-road parking, ensuring convenience and peace of mind for residents with vehicles.

Situated in Oakwood, residents will enjoy easy access to local amenities, including shops schools and transport links together with easy access for Derby City Centre and major road links including the A38, A52, M1 motorway and A50 respectively.

Employed only, no smoking, no pets – subject to satisfactory references - Rent £900.00 pcm - Bond £1038.00 The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant. Available Now.

Holding deposit: Equal to one weeks rent 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: £1038.00 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.

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.



