



£875 Monthly

Belper Lane, Belper, DE56

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Un-Furnished
- Fitted Kitchen
- Double glazing
- Close to public transport
- New Carpets
- Garden
- Driveway

## Property Description

Derbyshire Properties are please to offer this 3-bedroom Semi-Detached home located in the heart of Belper. Offering comfortable living and convenience with simplicity. The House is presented in a great condition and fitted with all the basic facilities.

## Main Particulars

This delightful 3-bedroom residence offers a perfect blend of comfort and convenience, boasting ample space and modern amenities to suit your needs.

Step inside to discover this well appointed 3 bedroom house, offering space and comfort for the whole family. Generous-sized lounge, providing ample space. The kitchen features a small dining area. The property has been freshly painted creating a welcoming ambiance throughout.

To the rear of the property is the garden with a generous sized patio area and lawn. To the front of the property is the driveway providing ample off road parking and small lawned area with well maintained borders.

Situated in the heart of Belper, this home offers easy access to local amenities, schools, and transport links. Explore the charming town center with its array of shops, cafes, and restaurants, or take a leisurely stroll along the nearby River Derwent. With excellent transport links and reputable schools nearby, this location has something to offer for everyone.

UNFURNISHED - NO PETS - NON SMOKERS - EMPLOYED ONLY (subject to satisfactory references)

Holding deposit: Of £201.00 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 £1009.00 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 -809138 and The Property Ombudsman.



Kitchen/diner



Lounge

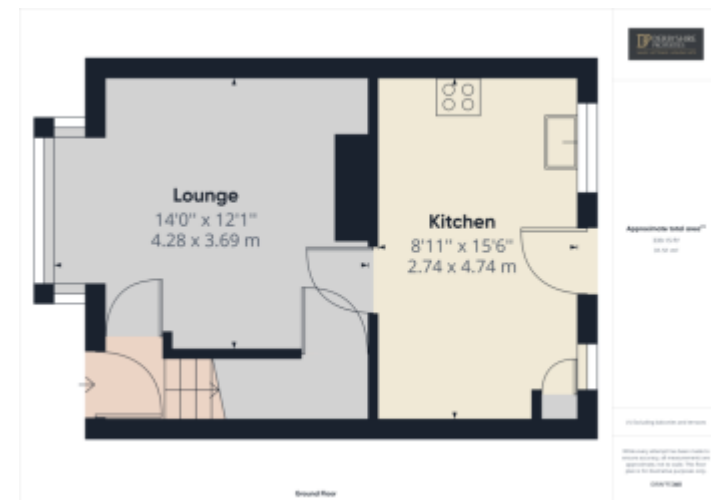
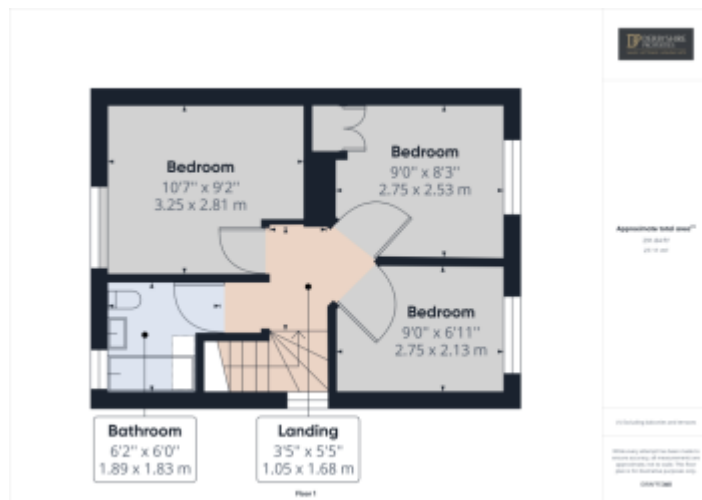


Lounge



Bathroom





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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