



£800 Monthly

Howitt Street, Heanor, DE75

Terraced House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
Estate Agents

www.derbyshireproperties.com



Step Inside

Key Features

- Un-Furnished
- Double glazing
- New Carpets
- Newly Refurbished
- Garden

Property Description

Derbyshire Properties are pleased to offer this beautifully refurbished 3-bedroom terraced house. This charming property offers a perfect blend of modern convenience and traditional charm, making it an ideal home for families, professionals, or anyone seeking a comfortable and stylish living space.

Main Particulars

Discover this beautifully refurbished 3-bedroom terraced house situated on Howitt Street in Heanor. This charming property has been meticulously updated to provide a perfect blend of modern comfort and traditional character, making it an ideal choice for families, professionals, or anyone looking for a stylish and convenient living space.

Upon entering, you are greeted by two generously sized living rooms that offer ample space. The newly fitted kitchen boasts modern appliances and plenty of storage. The property also features a newly fitted bathroom located downstairs, equipped with modern fixtures and fittings to ensure a touch of luxury in your daily routine.

Upstairs, you'll find two spacious double bedrooms, perfect for rest and relaxation, along with a cozy single bedroom. An additional upstairs W/C adds to the convenience of this delightful home, providing extra comfort.

The house is freshly decorated throughout with a neutral color scheme, creating a bright and welcoming atmosphere. Double-glazed windows enhance energy efficiency, and gas central heating ensures warmth and comfort throughout the year. On-street parking is available, and the property is conveniently located near local amenities, schools, and public transport links.

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

Holding deposit: Of £184.00 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 £923.00 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.

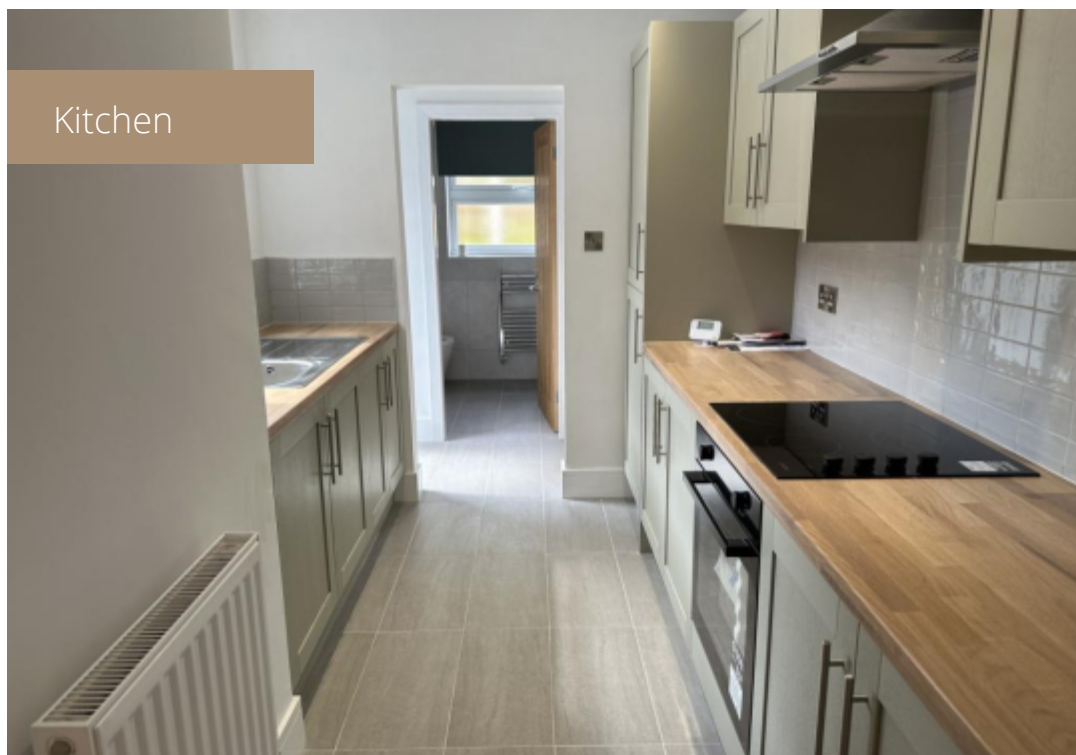
Lounge 1



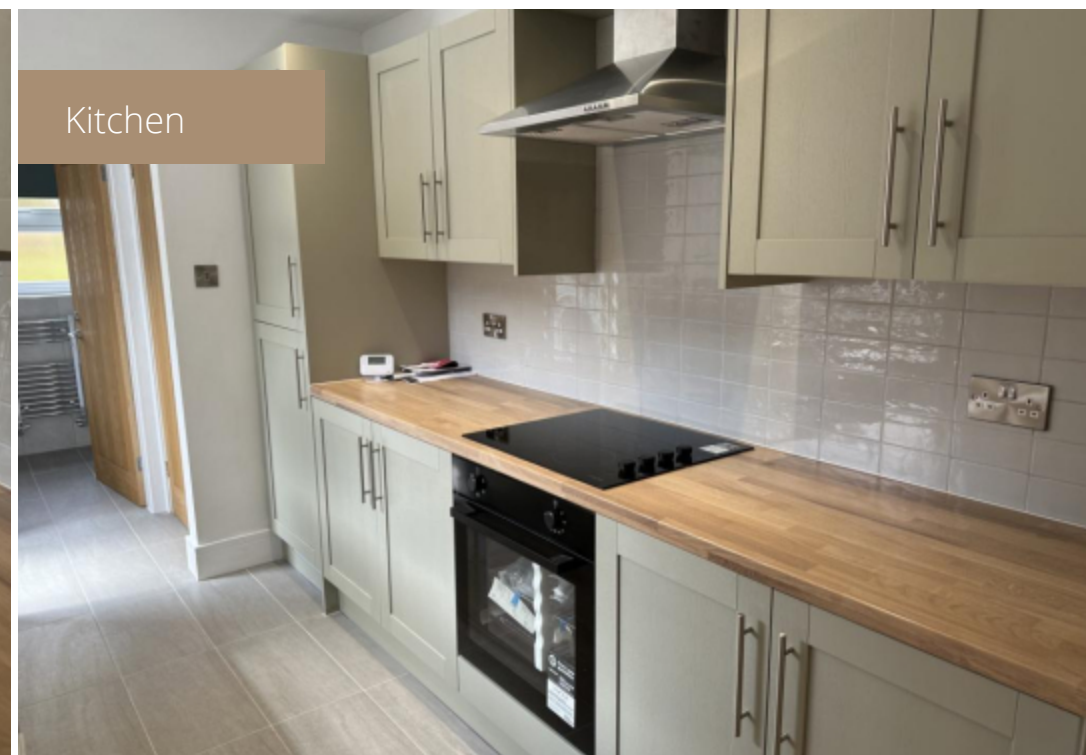
Lounge 2



Kitchen



Kitchen



Telephone: 01773 832355



www.derbyshireproperties.com