



£800 Monthly

Shawcross Close, Riddings, DE55

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

 DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Un-Furnished
- Fitted Kitchen
- Double glazing
- Off-street parking
- Garden

## Property Description

Derbyshire Properties are pleased to offer this wonderful 2 bedroom Semi-Detached house in a wonderful location, situated in Riddings, offering amazing comfortable living and convenience with simplicity.

## Main Particulars

Located in the peaceful area of Shawcross Close in Riddings, this well-maintained, semi-detached two-bedroom property is ideal for individuals or small families looking for a comfortable, modern home with a low-maintenance lifestyle. As you step inside, you're greeted by a welcoming entrance hallway with a convenient downstairs W/C. The ground floor features a spacious, well-appointed kitchen with ample storage and workspace. Adjacent to the kitchen is a generously sized lounge. Upstairs, the home boasts two double bedrooms, providing flexibility and space for various needs. One of the bedrooms includes fitted wardrobes, offering excellent storage solutions. A modern family bathroom completes the upper floor.

Outside, the property benefits from a low-maintenance rear garden, perfect for those who want outdoor space without the hassle of constant upkeep. At the front, the property includes off-street parking for two vehicles, ensuring convenience and peace of mind.

Set in a desirable location with easy access to local amenities, this charming home on Shawcross Close combines comfort, practicality, and style, offering an ideal space for a tranquil lifestyle in Riddings.

EMPLOYED ONLY, NO PETS - SUBJECT TO SATISFACTORY REFERENCES . HOLDING DEPOSIT £184.00

Holding deposit: Equal to one weeks rent 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: £923.00 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. 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 Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.



Kitchen



Lounge



Lounge



Downstairs  
W/c





Image not found



Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAMPOL LIMITED =

---

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)