



£800 Monthly

Park Drive, Ilkeston, DE7

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Property Description

Traditional style mid terraced house, within close proximity to local amenities. Two Bedrooms gas central heating. Available Immediately

Main Particulars

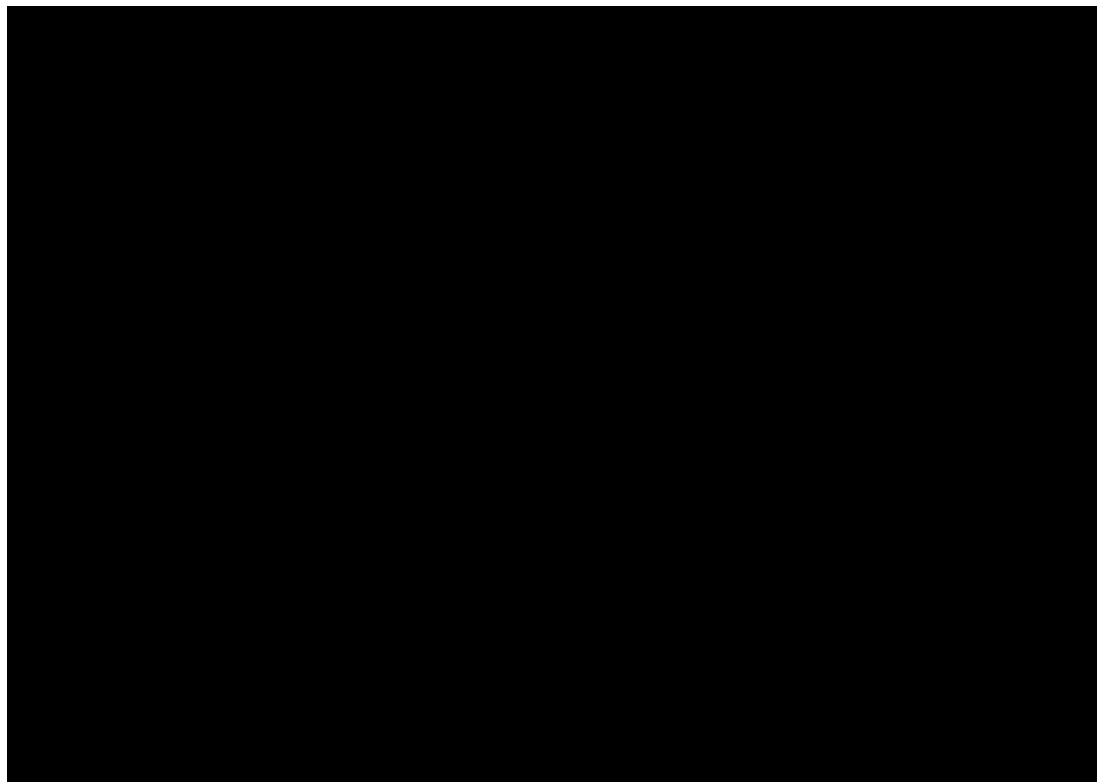
Derbyshire Properties are delighted to bring to the rental market this Traditional style mid terrace house which offers spacious accommodation throughout and is conveniently situated for the local amenities. Ilkeston is ideally situated midway between Nottingham and Derby and offers transport links within the Town including a Tram stop and a regular bus service. There is an extensive range of facilities which include a Tesco Superstore, Aldi, Leisure Complex with swimming pool. There is also a community Hospital and a range of local Pubs, Restaurants and Takeaway outlets plus a choice of Schools

The accommodation has the benefit of gas central heating and double glazing and has undergone a program of refurbishment. The property briefly comprises; Lounge, Separate Dining Room with feature beamed ceiling and Kitchen, fitted with a range of wall and base units incorporating a single electric oven and hob and has an authentic beamed ceiling to add to the character of the property. On the first floor you will find two good sized Bedrooms and family Bathroom which is fitted with a modern white three piece suite. Externally; to the front of the property there is a walled forecourt area and a delightful enclosed garden to the rear being mainly laid to lawn with mature borders and offers a good degree of privacy.

The property is available immediately subject to satisfactory referencing. As Agents we would strongly recommend an early inspection to avoid disappointment.

The property is offered on an Assured Shorthold Tenancy, on the basis of an initial six month term renewable thereafter for the successful applicant. 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: £920.00 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.





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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