



£115,000

Horsley Road, Belper DE56 0NE

Terraced House | 2 Bedrooms | 1 Bathroom

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DERBYSHIRE
PROPERTIES
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Step Inside

Key Features

- Ideal Buy to Let Investment / Renovation
- Mid Terraced Cottage
- 2 Bedrooms & 2 Reception Rooms
- Lovely Rear Garden
- Views To Rear
- Village Location
- COUNCIL TAX BAND A
- SOLD VIA MODERN METHOD OF AUCTION

Property Description

***** Sold via Modern Method of Auction ***** A spacious two bedroom mid terrace property occupying a village location in need of modernisation.

Main Particulars

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Derbyshire Properties are pleased to present this spacious two bedroom mid terrace property in need of modernisation. The property is located between the villages of Kilburn and Horsley and offers super views to the rear elevation along with a well proportion garden.

We believe the property will be ideally suited to buy to let investors or those looking for a renovation project.

Living Room

With double glazed window to the front elevation, double glazed door, half wall wood panelling to walls, radiator, wood effect laminate floor covering and decorative wall lighting. The focal point of the room is an inset cast iron log burner with exposed brick surround and feature stone lintel. Archway provides access to:-

Dining Room

With the continuation of the wood floor covering from the lounge, half wall wood panelling, wall mounted radiator and shelving. Doorway leads to:-

Kitchen

Comprising of a range of wall and base mounted units with roll-top work surfaces incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback. Undercounter space and plumbing for washing machine, wall mounted shelving, space for fridge/freezer, space for electric cooker and double glazed window and door to the rear elevation.

Inner Lobby

With wall mounted radiator, staircase to 1st floor landing and door leading to:-

Ground Floor Bathroom

Comprising of a three-piece white shower suite to include WC, pedestal wash hand basin and shower enclosure with wall mounted electric shower and attachment over.

Double glazed obscured window, fully tiled walls, wall mounted radiator.

First Floor

Accessed via the inner lobby with internal doors leading to both bedrooms.

Landing

Accessed via the inner lobby with internal doors leading to both bedrooms.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 2

With double glazed window to the rear elevation overlooking the superb garden, wall mounted radiator and space for wardrobes as well as a useful over stairs storage cupboard.

Outside

Immediately to the rear of the house is a low maintenance patio and lawn with timber fencing on all sides, with beautiful views across to Holbrook.





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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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= RAINBOW IN LETTERING =

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