



£750 Monthly

Swanwick Road, Leabrooks, DE55

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Property Description

Terraced property with two bedrooms and gas central heating heating. Situated close to local amenities. Available immediately

## Main Particulars

Derbyshire Properties are pleased to offer to the rental market this two Bedroom Terraced property which is situated in the popular location of Leabrooks. The property is situated close o the local amenities of Leabrooks which include a Co-operative Supermarket, local Chip Shop, Doctors Surgery and Pharmacy, Pub and Swanwick Hall School. There are good road links to the A38 & M1 making the property ideal for commuting and a regular bus service. As Agents we would strongly advise an early inspection to avoid disappointment

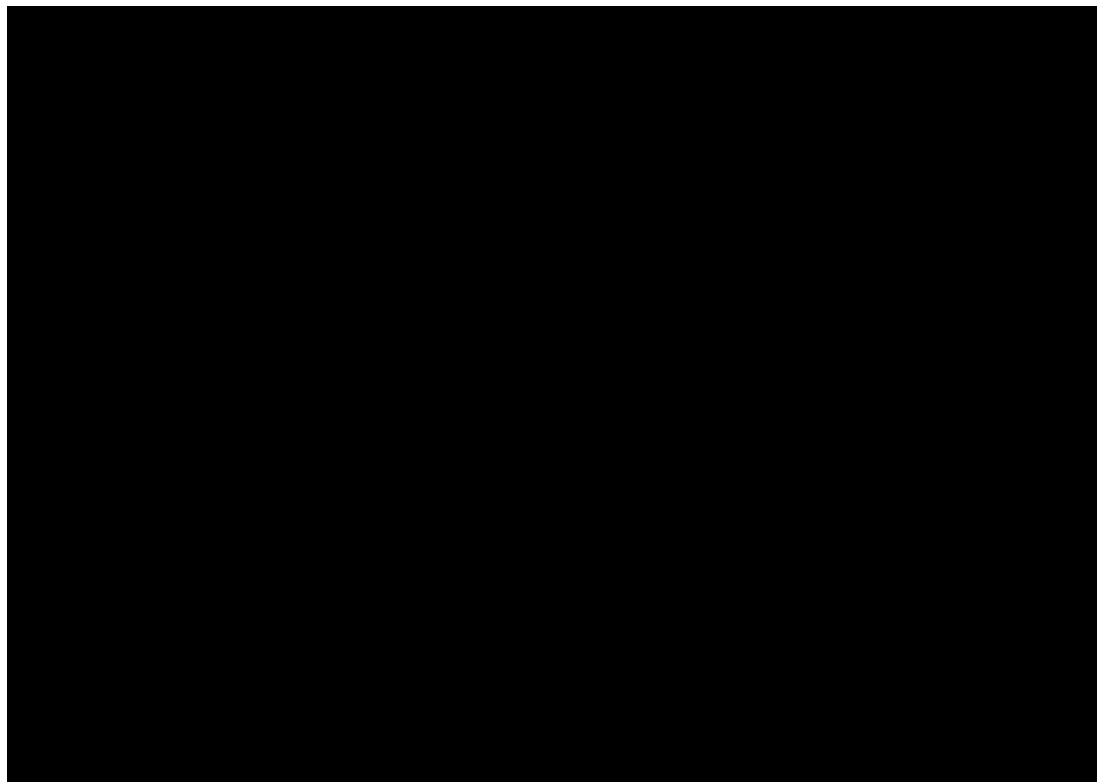
The accommodation which has the benefit of gas central heating briefly comprises; Kitchen which is fitted with a range of modern wall and base units, having plumbing for an automatic washing machine, built in oven and hob with extractor hood over. There is a also a good size living room, the Bathroom which is fitted with a modern white three piece suite comprising; panelled bath with shower over, low flush w.c. and modern vanity style wash hand basin with cabinet beneath . On the first floor there are two good sized Bedrooms. Outside; there is an enclosed rear garden area with patio, lawn and offers a good degree of privacy.

The property is available immediately subject to satisfactory referencing and conditions.

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 £173.00 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: £865.00 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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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