



£1,600 Monthly

Park Lane, Shirland, Alfreton, DE55

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

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



# Step Inside

---

## Property Description

Stunning Semi-detached property situated in a popular residential location. four bedrooms two bathrooms and downstairs toilet. VIEWING IS A MUST. Available End of April

## Main Particulars

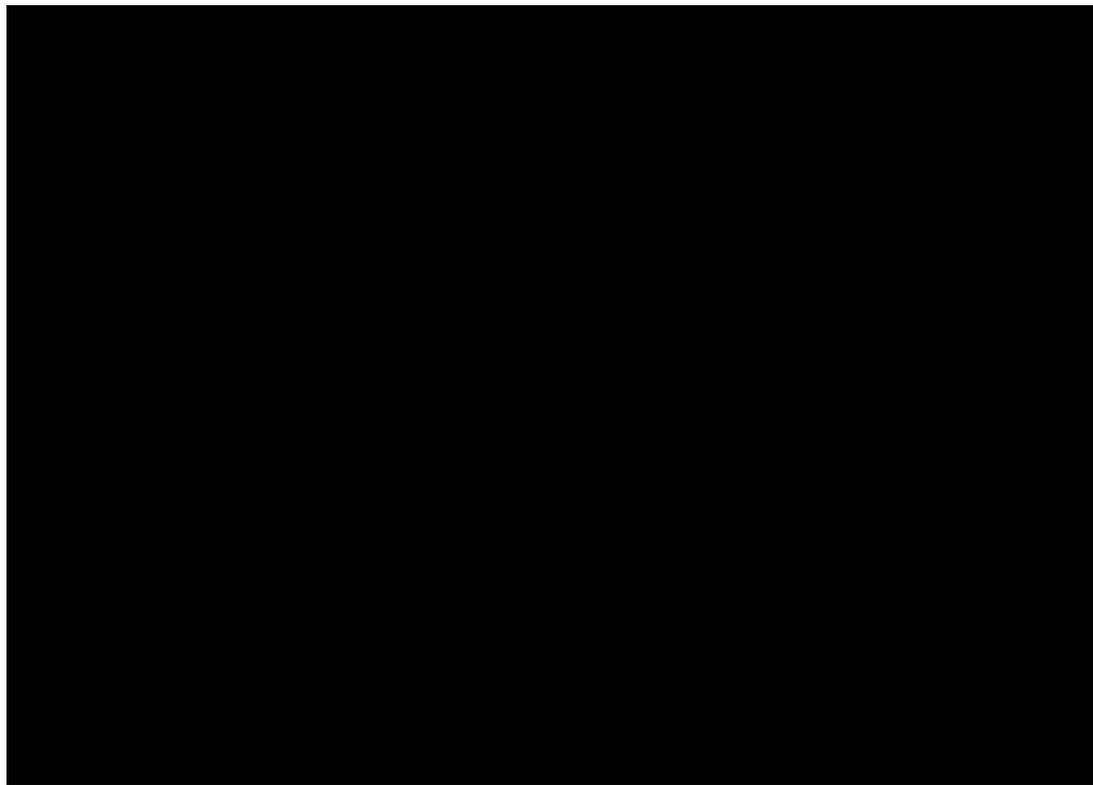
Derbyshire Properties are delighted to offer to the rental market this beautifully presented almost new build property situated in a popular residential location. The accommodation is set over three floors and has generous accommodation throughout which in brief comprises; Entrance Hallway with ground floor Cloakroom. There is a generous Dining Kitchen fitted with an extensive range of integrated appliances and modern wall and base units. On the first floor there are three good sized Bedrooms and a family Bathroom which is fitted with a modern suite. On the top floor there is a Master Bedroom with En-suite. Externally a driveway provides ample off road parking with an electric car charging point. There is an enclosed garden to the rear which offers a good degree of privacy. As Agents we would strongly advise an internal inspection to appreciate the quality of the fixtures and fittings.

Shirland is a popular Village location and is ideally situated for the road networks leading to Chesterfield, Sheffield, Nottingham and Derby via the M1 and A38. There is a railway station situated in Alfreton plus a good range of Shops, Leisure Complex, Infant, Junior and Secondary Schools. There is a large Tesco Superstore and Bus station also situated in Alfreton

Holding deposit: Equal to one weeks rent of £369.00 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: £1845.00 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

Telephone: 01773 832355



---

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