



£950 Monthly

Orkney Close, Sinfin, Derby, DE24

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Property Description

Modern Town style property available immediately subject to satisfactory referencing. Close to Town Centre

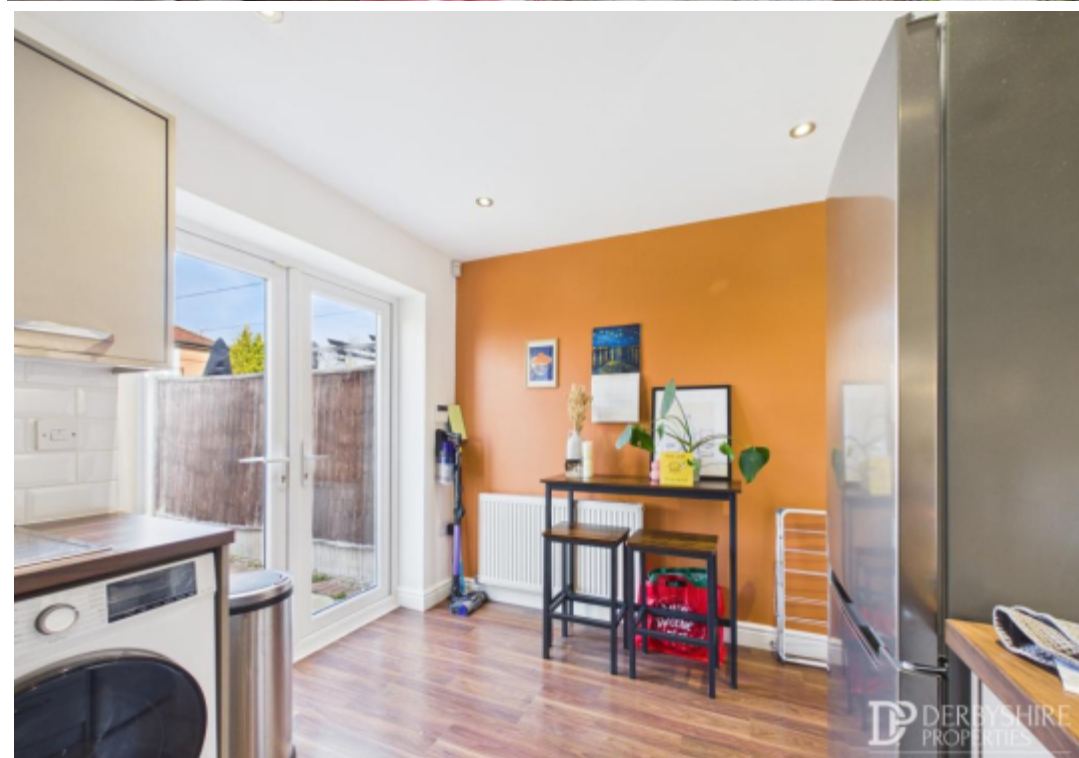
Main Particulars

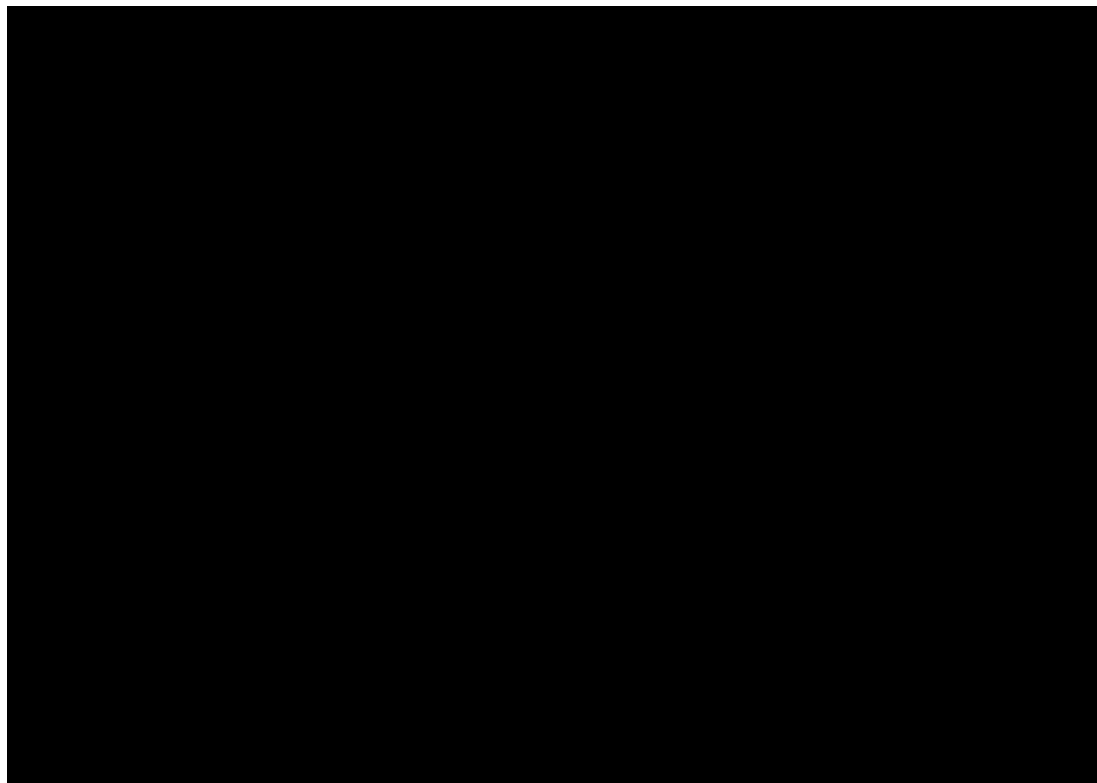
Derbyshire Properties are delighted to offer to the rental market this great opportunity to acquire a modern style semi-detached property situated in a much sought after residential location. As Agents' we would strongly advise an early inspection to avoid dissapointment.

The property has the benefit of gas central heating and uPVC double glazed windows and doors. The accommodation comprises of a spacious Lounge with stairs to the first floor accommodation a modern fitted Dining Kitchen having a built in oven and hob with extractor hood. space for fridge/freezer and plumbing for an automatic washing machine. There is a Dining area with French style doors leading out to the rear garden. To the first floor there are two good sized Bedrooms and a Bathroom which is fitted with a modern white three piece suite, comprising; panelled bath with shower attachment, low flush w.c and vanity style wash hand basin with storage cupboard. Outside; the property has ample off road parking and a pathway leads along the side elevation providing access to a delightful enclosed garden area with patio and lawn offering a good degree of privacy.

AVAILABLE FROM JUNE 2026.

The property is offered on an Assured Periodic tenancy. Holding deposit: Equal to one weeks rent of £219.00. 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: £1095.00 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