



£725 Monthly

Clay Street, Shirland, Alferton, DE55

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Un-Furnished
- Fitted Kitchen
- Close to public transport

Property Description

Mid Terraced Property situated in a popular Village location, nicely presented throughout. Gas central heating, two bedrooms and enclosed garden. VIEWING RECOMMENDED.

Main Particulars

Derbyshire Properties are pleased to bring to the rental market this mid terraced property situated in the much sought after village of Shirland. The property has the benefit of gas central heating and double glazing with accommodation which in brief comprises; Lounge, separate Dining Room, Kitchen which is fitted with a good range of modern shaker style light oak effect wall and base units. On the first floor there are two good sized Bedrooms and Bathroom which is fitted with a modern suite. Outside; there is an enclosed courtyard style garden area.

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

Holding deposit: Of £167.00 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.

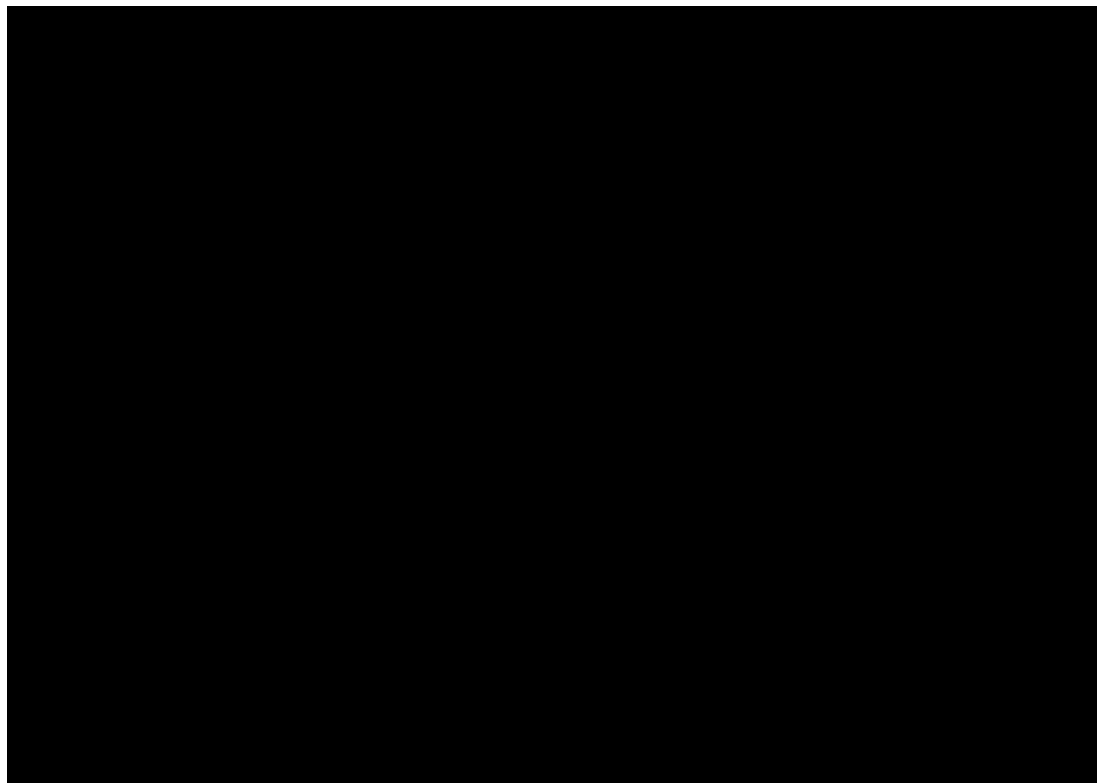
Security Deposit: Of £835.00 this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS)

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 (Tenant's Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited 196310382651-809138 and The Property Ombudsman.

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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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