



£875 Monthly

Cantley Road, Riddings, Alfreton, DE55

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Property Description

Derbyshire Properties are delighted to offer this charming 2-bedroom semi-detached house in Riddings, Alfreton,

Main Particulars

Derbyshire Properties are delighted to offer this charming 2-bedroom semi-detached house available for rent in Riddings, Alfreton. Nestled in a peaceful residential area, this property offers a comfortable and convenient lifestyle. The property is located just a stone's throw away from Riddings Infant & Nursery School (0.08km) and Riddings Junior School (0.33km), making it an ideal choice for families. Additionally, Little Sunshines Pre-School (0.83km) provides excellent early education options.

For older students, Somerlea Park Junior School (0.88km) and The Florist Academy (0.99km) are within easy reach. Commuting is a breeze with the nearby bus stop at Riddings, Amber Business Park (0.13km) and the Community Education Centre (3.12km) and Alfreton Further Education Centre (3.35km) for higher education.

Convenience is at your doorstep with Co-op (0.83km) and Tesco (3.1km) for all your grocery needs. When it comes to dining out, you'll be spoilt for choice with the array of restaurants nearby, including Charcoal Grill Riddings (0.23km), The Red Lion (0.23km), and The Woodsman (0.41km) to name a few. Those who enjoy an active lifestyle will appreciate the proximity of Puregym (1.77km) and Fit 3:16 (2.28km) for their fitness needs.

With its close proximity to schools, supermarkets, public transport, dining, and recreational facilities, this property offers a harmonious blend of comfort and convenience.

Holding deposit: Of £201.00 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 £1005.00 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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