



£900 Monthly

Derwent Drive, Tibshelf, Alferton, DE55

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01773 832355

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Property Description

Derbyshire Properties are delighted to offer this 3-bedroom, 2-bathroom semi-detached house for rent in Derwent Drive, Tibshelf.

Main Particulars

Tibshelf is a village situated on the outskirts of Alfreton and Chesterfield. The area has a range of amenities which include several shops, takeaway outlets and a co-operative supermarket. There are schools ranging across all levels and good road links to the A61 making the area convenient for access to Chesterfield, Sheffield, Derby and Mansfield from the A38

Derbyshire Properties are delighted to bring to the rental market this Traditional style semi-detached property which has undergone a program of recent refurbishment and as Agents we would strongly advise an early inspection. The accommodation which benefits from gas central heating and uPVC double glazing has spacious accommodation throughout and briefly comprises; entrance lobby, lounge and a dining kitchen which is fitted with a range of medium oak fronted wall and base units. Having a built in electric oven and hob with extractor fan over, plumbing for an automatic washing machine and fridge/freezer space. There is a ground floor shower room with double width shower enclosure, low flush w.c. an wash hand basin. On the first floor there are three good sized bedrooms and a further family bathroom which is fitted with a white three piece suite comprising; panelled bath, pedestal wash hand basin and low flush w.c.

Outside; the property enjoys ample off road parking and to the rear of the property there is a good sized enclosed garden area being mainly laid to lawn with borders and fencing.

The property is available immediately subject to satisfactory references.

p>Holding deposit: Of £207.00 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 £1035.00 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 (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 -809138 and The Property





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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