

Property details **approval form**

8 Hull Street, Hilton, Derby, Derbyshire, England, DE65 5BP

Date: 08 October 2025

Property Ref and Version: ATR102576 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £185,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Two Bedrooms
- > Downstairs Guest WC
- > Enclosed Rear Garden
- > Two Allocated Parking Spaces
- > Modern fitted kitchen
- > Spacious Lounge/Diner
- > Close To Local Amenities
- > Ideal For A First Time Buyer

○ Short Description

MODERN TWO BEDROOM TERRACED HOMESOUGHT AFTER HILTON AREA***ALLOCATED PARKING SPACES***PERFECT FOR FIRST TIME BUYERS***

○ Long Description

Hall and Benson are pleased to bring to the market modern two-bedroom mid-terrace home, ideally located on Hull Street in the popular village of Hilton. Well-maintained and tastefully decorated throughout, the property offers a fantastic layout including a bright entrance hallway, contemporary kitchen, open-plan lounge/diner with French doors leading to a beautifully landscaped rear garden, and a convenient downstairs WC.

Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom.

Outside, the property boasts a low-maintenance rear garden and two allocated parking spaces. Located within walking distance to local shops, schools and parks, and with easy access to major road networks.

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○ Room Description

Entrance Hallway

Neutrally decorated, with access to the downstairs WC and stairs leading to the first floor.

Kitchen

6' x 9' (1.83m x 2.74m)

A modern fitted kitchen featuring a range of wall and base units, integrated oven and hob with extractor, stainless steel sink, and space for appliances. Window to the front aspect provides plenty of natural light.

Lounge/Diner

12' 7" x 11' 4" (3.84m x 3.45m)

A spacious and light-filled open-plan reception space including french doors opening out to the landscaped rear garden.

Downstairs Wc

Convenient ground floor cloakroom with WC and wash basin, finished in a modern style.

Landing

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m)

Generously sized double bedroom overlooking the rear garden, with space for wardrobes and additional furniture.

Bedroom Two

12' 2" x 6' (3.71m x 1.83m)

A well-proportioned single bedroom, perfect for a child's room, home office, or guest room.

Outside

A beautifully landscaped and enclosed rear garden with a patio area and low-maintenance artificial lawn.

The property benefits from two allocated parking spaces.

Location

Located in the ever-popular village of Hilton, this home is ideally placed for families, commuters and first-time buyers alike. The area offers a fantastic range of local amenities including; well-regarded primary schools within walking distance. Local shops, cafes, and pubs. Easy access to A50, A38 and M1 - perfect for commuting to Derby, Burton, or Nottingham

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

	Signature	Date
Rebecca Ellis		
Miss R. Millington		