

The School Yard, Derby

aksresidential.com

£150,000



This property at a glance:



Watch the video

The School Yard, Derby



As you enter this property there is an open and inviting hallway which leads through to a spacious open plan kitchen/dining/living area. The kitchen has a range of shaker style wall, base & drawer units, along with an integrated fridge/freezer and dishwasher. There are also two really good sized bedrooms. The master bedroom has the added benefit of fitted wardrobes and a modern en-suite with a WC, sink and shower. There is also a family bathroom which can be accessed from bedroom two, as well as the hallway, so creating an en-suite for both rooms which is really useful. There is also the convenience of a gated, allocated parking space.



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The School Yard, Derby



Did you spot...

That this property has allocated, gated parking?



The School Yard is located within the City Centre of Derby making it a great location for any buyer with having all local amenities within walking distance to the property. As well as this, you're a very short walk away from the bus stop which gives easy access into the City Centre, Bus Station and Train Station as well as access to the Royal Derby Hospital. Also, within proximity to the property, there is Darley Park and easy access to the A38 leading to both the M1, A52 and A50 making it a great spot for commuters.





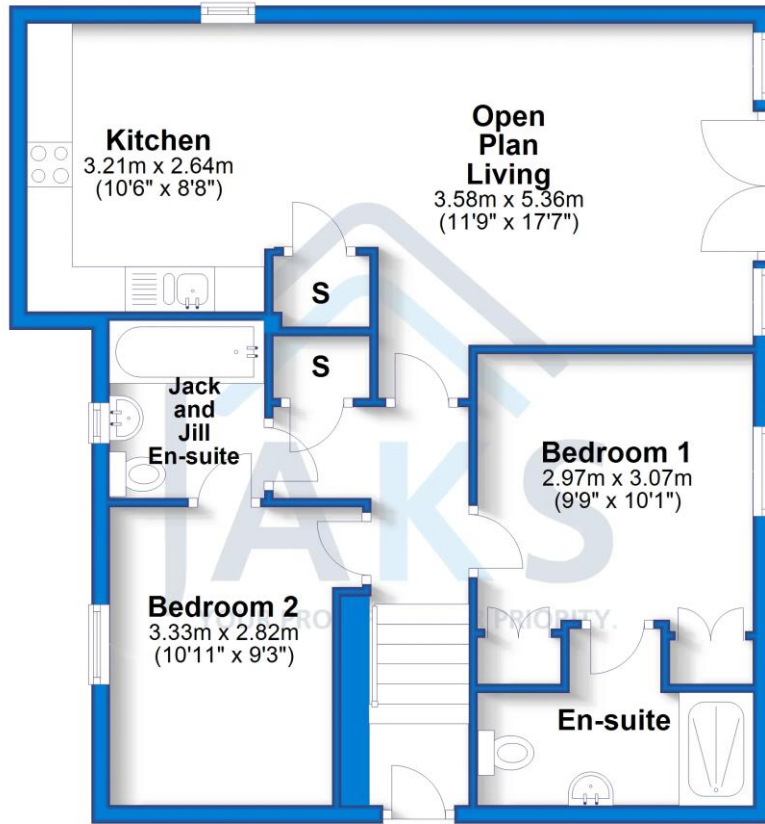
Floor Plan



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Floor Plan

Approx. 65.6 sq. metres (706.2 sq. feet)



Total area: approx. 65.6 sq. metres (706.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- OPEN PLAN KITCHEN/DINING/LIVING AREA
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SECURE GATED ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- SELLING WITH NO UPWARD CHAIN
- EPC RATING B



About the area:

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Schools:

There are several Primary Schools within the area, including Markeaton Primary School. Popular Landau Forte College is also a short distance away.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

Click here to watch the property video

