



Pendleside Way

LITTLEOVER, DERBY, DE23 4HQ

- Two bedroom semi-detached
- Available now
- Unfurnished
- Freshly decorated

£925 PCM

EPC Rating **63**





Property Description

Two-bedroom semi-detached house in the popular area of Littleover. Excellent road links (A50/A38) and within close proximity to Derby city centre and Derby Royal hospital. The area benefits from a wide range of amenities including a local shopping precinct and popular pub and restaurant: The Hollybrook.

Littleover is close to all major employers around Derby such as Toyota, Bombardier and Rolls Royce. There are several good schools nearby including Griffie Field Primary and Littleover Community secondary school which are both highly regarded.

The property has recently been redecorated throughout. It comprises entrance hallway, living space with understairs storage cupboard and a modern kitchen / diner with integrated double oven, gas hob and extractor. There are patio doors leading on to the rear garden.

Upstairs there are two bedrooms, the master has built-in sliding wardrobes. There is a three piece



modern bathroom suite featuring a shower over the bath.

Outside there are good sized gardens to the front and rear, the rear is mainly laid to lawn and has a patio area and storage shed. The front has a large lawn and also provides driveway parking for multiple cars.

UPVC double glazing throughout and gas central heating.

Offered on an unfurnished basis.

Council tax band: B (Derby City Council)

Initial tenancy term: 12 months

* Local agent - Lettings Specialist *

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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