



22 STANLEY STREET DERBY, DE22 3GT

£125 PER WEEK

Are you a single student looking to join a group for next year's accommodation?

If you're not wanting to return to student halls and would prefer to move into a house where you pay less and gain more space, this could be the perfect fit for you! This property is seeking one more individual to join an established group of two others for the 2026/27 academic year. It's a stunning, fully furnished three-bedroom student house share in a prime central location within walking distance of the university, city centre, and local bars.

Secure your spot today and enjoy a comfortable, affordable, and spacious home for the next academic year!

The property features a NEWLY REFURBISHED spacious shared living room, perfect for socialising or relaxing after a long day. Gather together to unwind or enjoy a movie night in this inviting space!

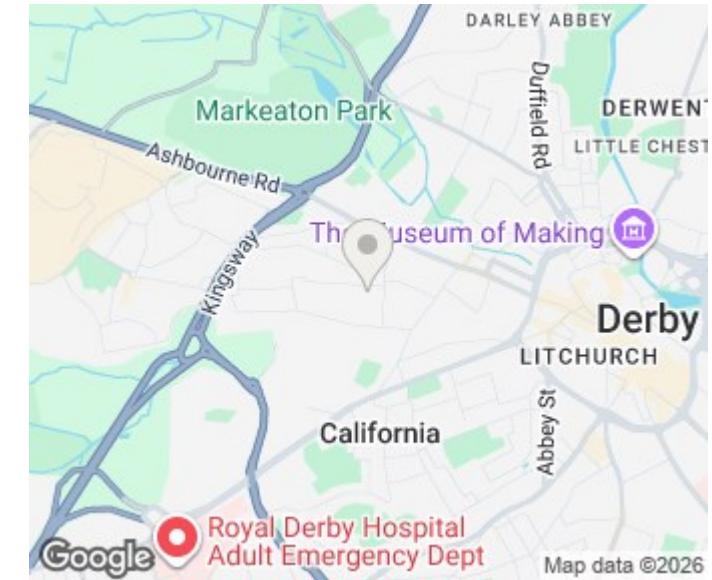
The Kitchen is MODERN and Fully Equipped, featuring quality appliances, ample storage, and a sleek modern design making it an ideal space for cooking.

Each of the 3 bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs all presented to a great standard.

EXTRA BONUS, this property has a sunny and private back garden ideal for BBQ in summer with all your mates!



THE
**STUDENT LETTING
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

Derby Office Lettings
69 Friargate
Derby
Derbyshire
DE1 1FP

01332 477522
info@thesls.co.uk
<https://thesls.co.uk/>