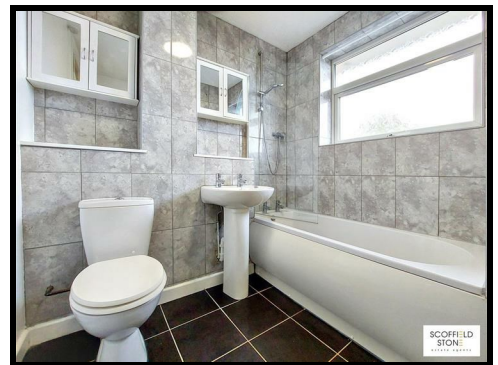




1 The Hays, Hatton, Derby, Derbyshire, DE65 5QB

£795 PCM

Available immediately. We are delighted to offer 'To Let' this well presented two bedroom semi detached property, ideally situated at this sought after residential address and close to all local amenities that Hatton village has to offer. The accommodation briefly comprises; entrance hallway, spacious sitting room/diner, conservatory to the ground floor and to the first floor are two good sized bedrooms and family bathroom. To the outside of the property is a private rear garden with driveway to the front providing off road parking for two cars. EPC; C (71).

Deposit £915.00. Holding deposit of £180.00 which will go towards the successful applicants first months rent.

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Kitchen

8'0 x 8'3 (2.44m x 2.51m)

Having neutral decor, wood effect flooring, with cream wall and base units, tiled splash back, with gas hob, oven and extractor hood, stainless steel sink with vegetable preparation and drainer. Plumbing for a washing machine.

Lounge / Diner

15'6 x 9'0 (4.72m x 2.74m)

Having neutral decor, wood effect flooring and gas fire with wooden surround, radiator and TV point. There is also access to the conservatory.

Conservatory

8'1 x 8'6 (2.46m x 2.59m)

Having wood effect flooring and access to the rear garden.

Reception Room

7'1 x 14'10 (2.16m x 4.52m)

Having neutral decor and UPVC door to front.

Stairs & Landing

Carpet to stairs and landing area with wooden handrail and banister.

Bedroom One

12'7 x 9'7 (3.84m x 2.92m)

Carpeted with neutral decor and two rear aspect windows.

Bedroom Two

8'3 x 9'9 (2.51m x 2.97m)

Carpeted with neutral decor, radiator and front aspect window.

Bathroom

6'11 x 6'9 (2.11m x 2.06m)

The family bathroom is fully tiled with WC, wash hand basin, bath tub with plumbed-in shower with shower screen.

Outside

The front benefits from paved parking for two. Private rear garden with patio.

Material Information

Verified Material Information

Monthly rent: £720

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Driveway, On Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes (The owner has not known the property to flood during his time in ownership)

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

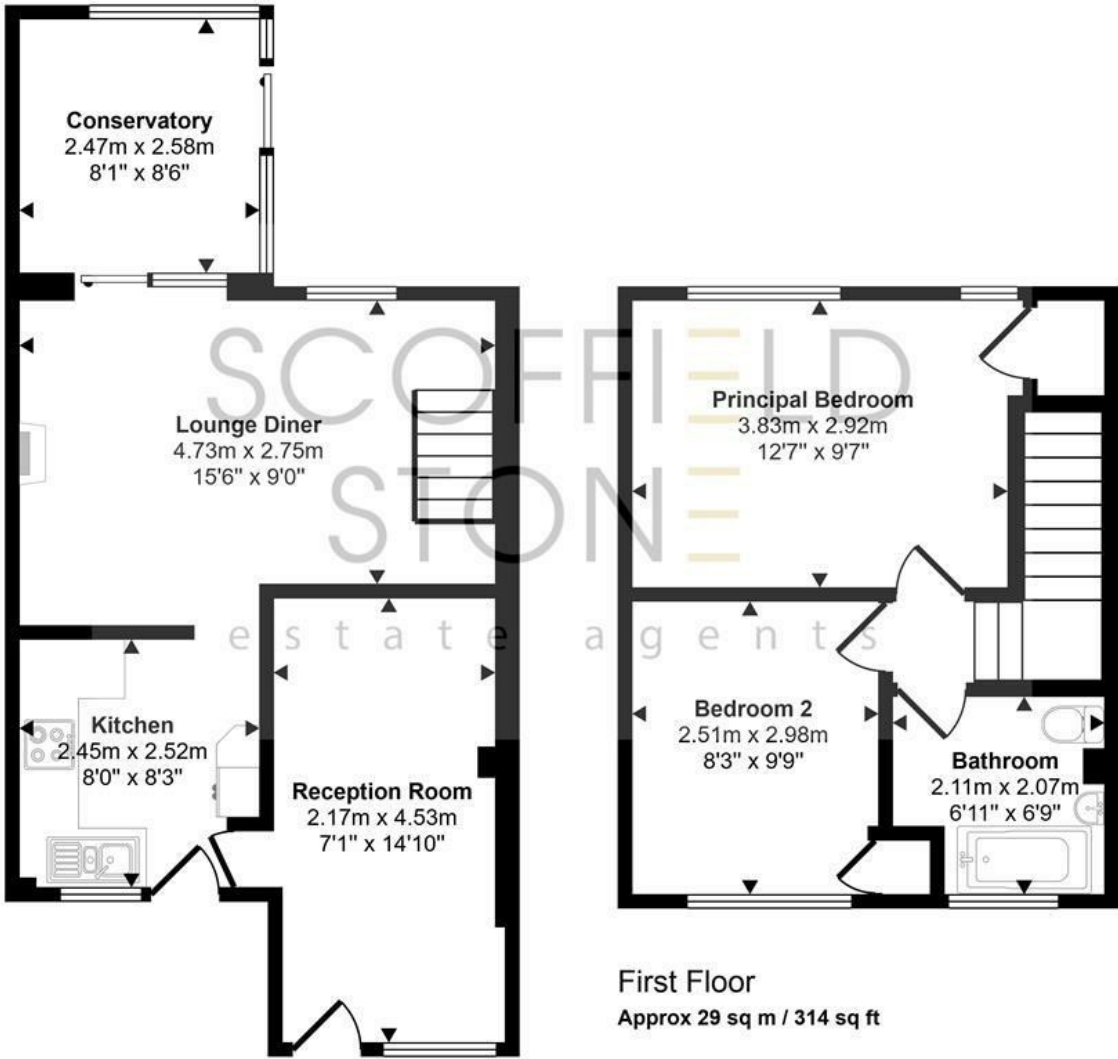
Location / what3words

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Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

Approx Gross Internal Area
68 sq m / 733 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	70
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980