



42 Leyland Street, Derby, DE1 3PP

£149,500



Situated in the heart of Derby, only a short distance from Derby University and the vibrant city centre, this is a beautifully appointed two bedroom terraced house which benefits from gas central heating and double glazing. Ideal investment opportunity. No chain.



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DIRECTIONS

Leave Derby city centre along Kedleston Road and turn left onto Cowley Street. Turn left again onto Leyland Street where the property is situated on the left hand side clearly identified by our "For Sale" board.

Outside the house has a superb garden which is laid to lawn and to the front there is on street car parking.

Leyland Street proves popular to tenants owing to its extremely convenient location a short walk from the vibrant city centre with its wealth of bars restaurants and the Intu shopping centre. The house is ideally positioned for access to local shops and is within a short walk of local parks, Markeaton Park and Darley Park offering delightful countryside walks.

The house is also well located for ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor.

ACCOMMODATION

Entering the property through double glazed front door into:

LOUNGE

10'2" x 11'0" (3.10 x 3.35)

UPVC double glazed window overlooking the front elevation, radiator, storage cupboard with meter boxes and decorative open shelving. Moulded coving to ceiling and central ceiling rose.

INNER LOBBY

With useful under stairs storage cupboard.

DINING ROOM

10'9" x 12'0" (3.28 x 3.66)

With double glazed window overlooking the rear elevation, double radiator, open shelving and staircase leading to the first floor. Open plan access to:

KITCHEN

11'7" x 5'7" (3.53 x 1.70)

Neatly fitted with a range of work surface/preparation areas, wall and base cupboards, an integrated oven, four ring gas hob and shaped extractor fan over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear garden and there is space for a washing machine, useful kitchen drawers, space for a free standing fridge freezer, double glazed door to the rear elevation and breakfast bar with space for stools beneath. The kitchen has a wall mounted boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR

LANDING

With access to loft and radiator.

MASTER BEDROOM

11'0" x 10'2" (3.35 x 3.10)

Located to the front of the property, the

master bedroom has a double glazed window and radiator.

BEDROOM TWO

11'8" x 7'8" (3.56 x 2.34)

With double glazed window overlooking the garden, radiator and useful storage cupboard.

BATHROOM

9'0" x 5'6" (2.74 x 1.68)

Neatly fitted with a low level WC, pedestal wash hand basin with storage cupboard beneath and oversized bath to accommodate a Triton shower over. The room has a frosted double glazed window, extractor fan, radiator and airing cupboard with hot water tank.

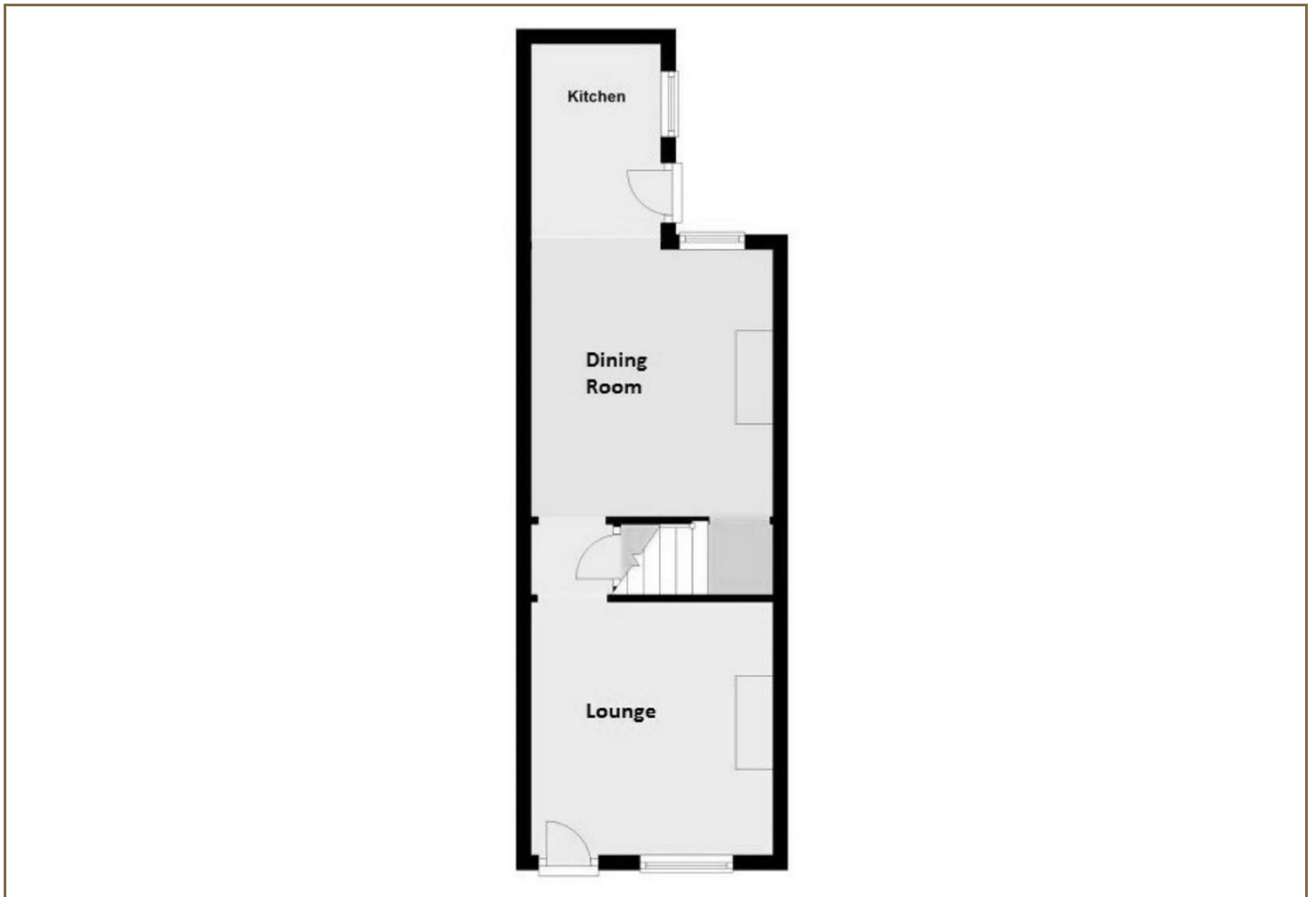
OUTSIDE

A particular feature of the property is the delightful garden to the rear which has been laid to lawn with patio area and garden shed. To the front there is on street car parking.

Road Map



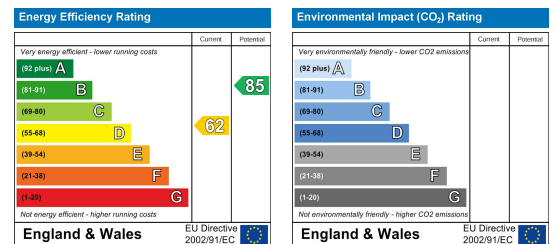
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. 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.

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