



119 Belper Lane, Belper, Derbyshire, DE56 2UH

£950 Per Calendar



An excellent two bedroom semi-detached property within close proximity of the popular and vibrant town centre.



Internally, the property is very well presented and comprises, entrance hallway, cloakroom WC, good sized lounge, rear lobby, dining kitchen, two first floor bedrooms and bathroom.

Externally, there is a driveway providing off road parking and a beautiful lawned garden to the rear with decking and store shed.

Belper Lane is located on the edge of the popular town centre of Belper home to a comprehensive range of amenities and facilities where there is something for everyone.

A lovely home and great location.

ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front door, stairs to first floor and radiator.

LOUNGE

21'2" x 11'0" (6.45m x 3.35m)

A generous lounge with front facing UPVC double glazed window and views, media connections and radiator.

REAR HALL

UPVC double glazed door to side of the property, useful storage space and radiator.

CLOAKROOM

Wash basin and WC.

KITCHEN DINER

14'1" x 14'7" (4.29m x 4.45m)

Very well appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, inset sink and drainer, tiled splashbacks, integrated electric oven and grill with gas hob and extractor fan over, integrated dishwasher and washing machine, space for a fridge freezer, tiled flooring, two UPVC double glazed windows and French doors to the garden. A wall mounted combination boiler provides domestic hot water and gas central heating.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

15'5" x 10'4" (4.70m x 3.15m)

A comfortable double bedroom with fitted wardrobes, UPVC double glazed window with views and radiator.

BEDROOM TWO

10'9" x 8'6" (3.28m x 2.59m)

UPVC double glazed window to rear elevation and radiator.

BATHROOM

7'9" x 6'5" (2.36m x 1.96m)

Fitted with a white three piece suite comprising a 'P' shaped bath with mains shower over, wash hand basin and WC, tiled floor and walls, heated towel radiator, extractor fan and UPVC double glazed window.

OUTSIDE

Externally, there is a driveway providing off road parking and a beautiful lawned garden to the rear with decking and store shed.

COUNCIL TAX BAND A

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

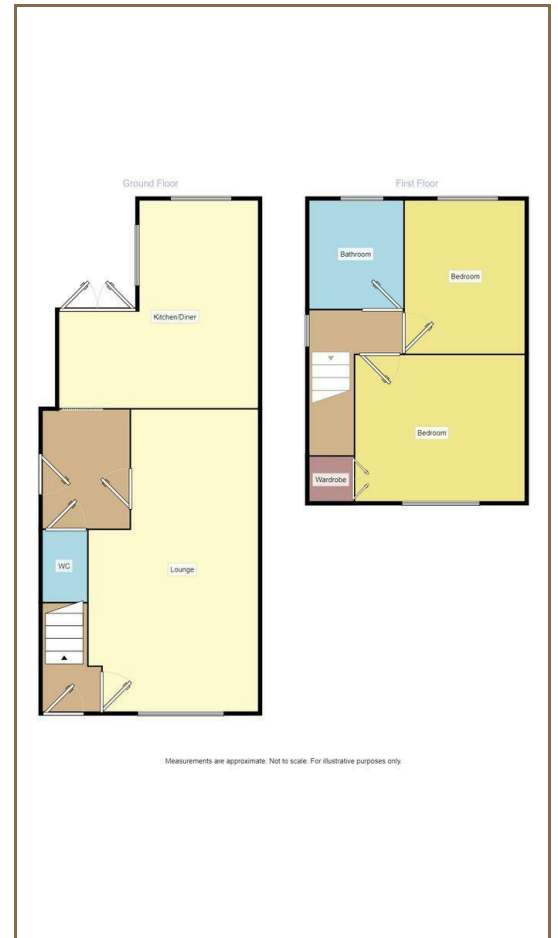
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

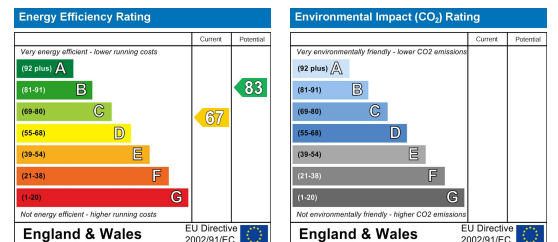
Area Map



Floor Plans



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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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