



**6 Bed House - Semi-Detached**  
**17A North Parade, Derby, DE1 3AY**  
**£3,768 Per Calendar Month**  
**Approx 0.00 sq ft**

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- Deposit Replacement Option Available (£150PP)
- Close to Derby University (5 Lamps Area)
- Available July 2026

6 Double En-Suite Bedrooms – Luxury Refurbished House – Available for 26/27 Academic Year

Don't miss out on this stunning, newly refurbished property in an ideal student location. Perfect for a group looking for comfort, space, and modern living.

#### Key Info

£145.00 pppw – bills included (gas, water & electricity)

£200 Wi-Fi contribution included

Half-rent summer retainer for July & August 2026 (non-occupancy)

#### Property Highlights

Beautiful open-plan lounge and kitchen area

Six spacious double bedrooms, each with its own private en-suite

Modern, stylish décor throughout with high-quality finishes

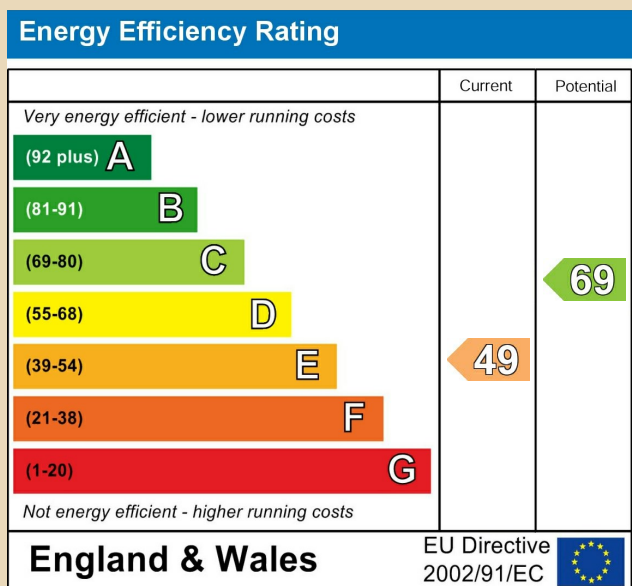
Fully refurbished – fresh, bright, and ready to move into

This property is an absolute standout for students. Book your viewing today – it won't be available for long!



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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