



51 Wildhay Brook, Hilton, Derby, DE65 5NU

£129,950

NO CHAIN - This charming two-bedroom apartment, located on the edge of this popular village, offers a blend of convenience and tranquillity with its thoughtfully designed layout, picturesque countryside views, allocated parking, and proximity to amenities, making it ideal for first-time buyers, investors, or couples seeking a serene lifestyle.

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Summary Description

For Sale: This charming two-bedroom apartment, situated on the edge of this popular village, offers a perfect blend of convenience and tranquillity. The property is in good condition, ready to welcome its new owners with immediate vacant possession, and no chain attached.

The layout of the apartment is thoughtfully designed, comprising of two double bedrooms, one bathroom, a kitchen and a reception room. The master bedroom, a spacious double, boasts an en-suite and built-in wardrobes, providing ample storage space. The second bedroom is also a double, accommodating for a variety of needs. The stylish bathroom is fitted with a plumbed shower over bath, catering to both quick mornings and relaxing evenings.

The kitchen is a delightful space, featuring a breakfast area and offering idyllic countryside views, perfect for enjoying your morning coffee. The reception room serves as a comfortable lounge, also boasting the same picturesque views, making it the perfect space for relaxation and entertainment.

The property comes with the added benefit of allocated parking for two cars, a rare find with such properties. This second-floor apartment offers impressive views of the lush green spaces and countryside, enhanced by the nearby parks, walking and cycling routes around the area.

Location-wise, the flat stands out with its proximity to public transport links, local amenities, and nearby schools, making everyday life convenient for its occupants. This property is ideal for first-time buyers, investors, or couples seeking a serene life with all necessities at hand.

This tastefully presented flat has much to offer. Don't miss out on this compelling opportunity.

Entrance Hall

Having wood effect cushion flooring and neutral decor with panelled, galvanised main entrance door, storage cupboard, airing cupboard with hot water cylinder, wall mounted electric heater, inset lights to ceiling, intercom.

Lounge

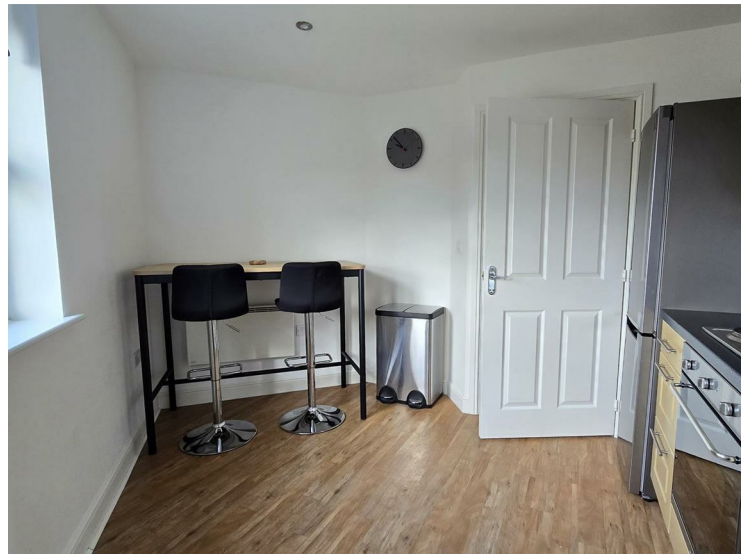
13'8" x 12'8" (4.18 x 3.88)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, tv and telephone points, wall mounted electric heater.

Kitchen

9'9" x 13'8" (2.99 x 4.19)



Having wood effect LVT flooring and neutral decor with two rear aspect upvc double glazed windows overlooking Marston Brook and farmland. Inset lights to ceiling, fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with electric hob over and chimney style extractor hood, under counter space and plumbing for appliances, wall mounted electric heater.

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Bedroom One

11'8" x 9'8" (3.57 x 2.95)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, wall mounted electric heater, tv and telephone points.

En Suite

Having wood effect laminate flooring and neutral decor with front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome mixer tap, shower enclosure with plumbed shower, tiled splashbacks, shaving point, heated towel rail, inset lights to ceiling.

Bedroom Two

9'8" x 8'11" (2.97 x 2.72)



Carpeted and neutrally decorated with two rear aspect upvc double glazed windows, wall mounted electric heater, access to roof space.

Bathroom



Having light wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome mixer tap, low flush wc, bathtub with chrome mixer tap having shower attachment, new tiled splashbacks, shaving point, heated towel rail.

OUTSIDE



The apartments stand in maintained grounds, with allocated parking for two cars found within the communal parking area at the front of the building.

Material Information

Council tax band: B

Tenure: Leasehold

Lease length: 999 years remaining (982 years from 2008)

Ground rent: £200 pa

Service charge: £1842.82 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electric
Heating features: Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great
Parking: Allocated
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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

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.

Buying to Let?

Guide achievable rent price: £895.00 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

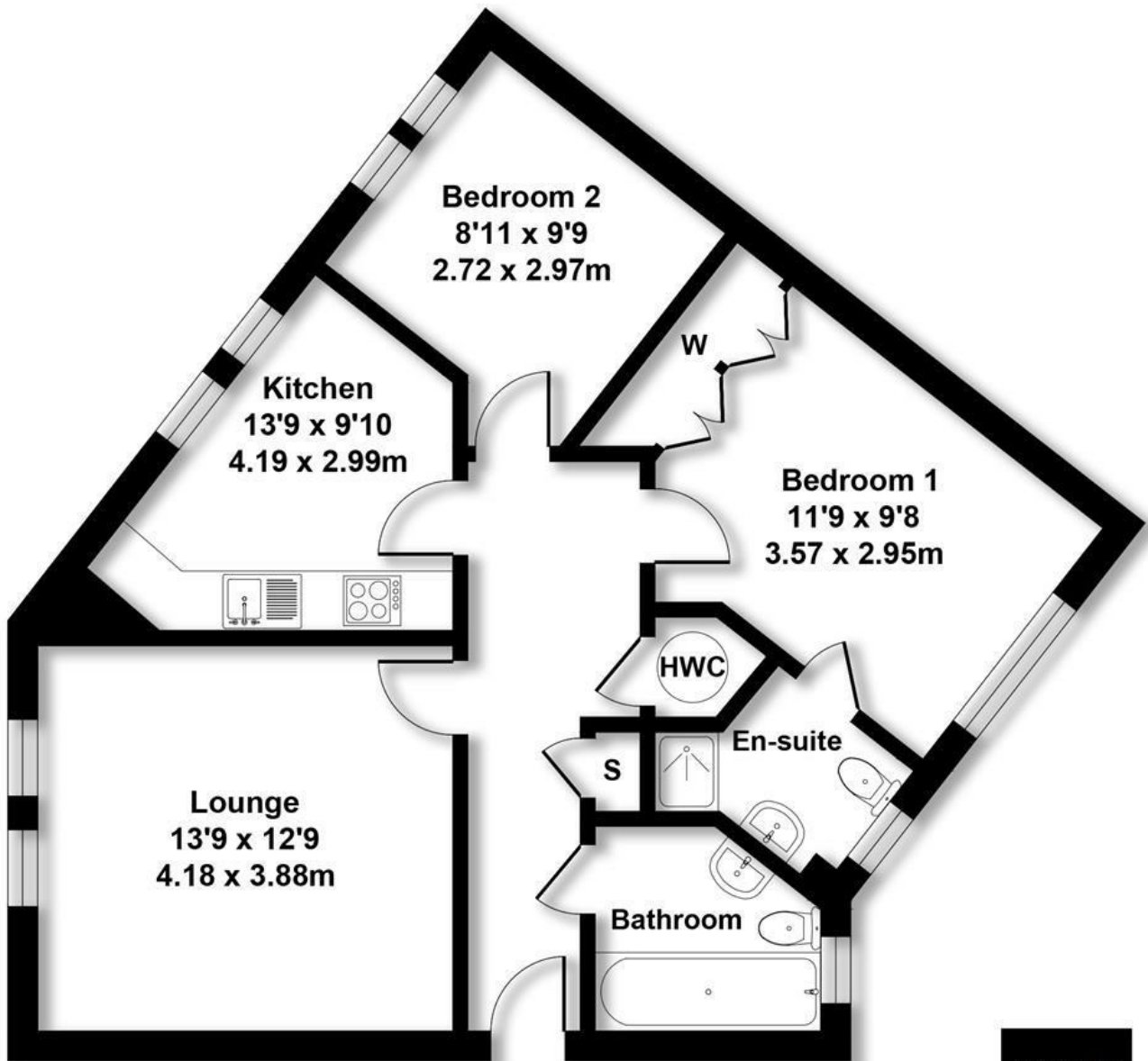
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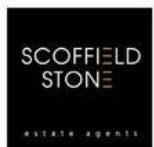
Sales: 01283 777100
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51 Wildhay Brook

Approximate Gross Internal Area
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
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		



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