



66 Kyle Road, Hilton, Derby, Derbyshire, DE65 5JY

£210,000

This charming two-bedroom semi-detached house, ideal for first-time buyers or investors, features a modern kitchen, spacious garden, driveway, and single garage, and is located in a desirable area with excellent transport links and local amenities.

Summary Description

For sale is this delightful two-bedroom semi-detached house, in very good condition, and ideally suited for first-time buyers or investors.

The property boasts a single, tastefully decorated reception room, functioning as a comfortable and inviting lounge area. The house features a modern, well-equipped kitchen with ample dining space, that looks out onto the generously proportioned enclosed rear garden. The kitchen also provides direct access to the garden, perfect for alfresco dining or children's play.

The residence includes two spacious double bedrooms, one of which is complemented by over an stairs cupboard, offering ample storage space. The property's bathroom is modern and stylishly designed for comfort and functionality.

Externally, the property benefits from driveway parking to the front, with additional space in the single garage. To the front, there is a neat lawn, while the large rear garden, enclosed for privacy, is perfect for those who enjoy outdoor living.

The location is desirable, with excellent public transport links and local amenities within easy reach. Nearby schools make it a great choice for families, while the close proximity of green spaces, parks, walking and cycling routes enhance the appeal for those who value outdoor activities and nature.

This property's unique features, such as parking, a garden, and a single garage, coupled with its prime location, make it an opportunity not to be missed.

Entrance hall

Having wood effect laminate flooring and neutral decor with front aspect obscure glazed, panelled and galvanized main entrance door, radiator and telephone point.

Sitting room

13'9" x 12'6" max (4.21 x 3.83 max)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator and TV point.

Kitchen/Diner

12'5" x 9'3" (3.81 x 2.82)



Having ceramic tile effect vinyl flooring and neutral decor with rear aspect panelled and part obscure glazed door to rear garden, a range of fitted wall and floor units to Beech effect with wood effect roll edge worktop and complimentary tiled splashback, rear aspect upvc double glazed window, inset stainless steel sink with drainer, vegetable preparation and Chefs mixer tap, under counter space and plumbing for appliances, integrated electric oven with gas hob and extractor hood over and radiator.

Guest cloakroom



Having wood effect laminate flooring and stylish decor with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, toilet and radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase and access to roof space.

Bedroom One

12'6" x 8'2" (3.83 x 2.51)



Carpeted and stylishly decorated with rear aspect upvc double glazed window, radiator and TV point.

Bedroom Two

9'6" x 8'3" (2.91 x 2.54)



Carpeted and stylishly decorated with front aspect upvc double glazed window, radiator and over stairs cupboard with hot water cylinder.

Bathroom



Having wood effect vinyl flooring and stylish decor with side aspect obscure upvc double glazed window, radiator, pedestal wash hand basin with chrome mixer tap and tiled splashback, toilet, bathtub with chrome mixer tap, electric shower and tiled splashbacks.

Garage

There is an attached single garage with up and over metal door, rear personnel door, light, power and plumbing for appliances.

OUTSIDE

Frontage and Driveway

To the front is a lawned garden and double tandem Tarmac driveway.

Rear Garden

To the rear is an enclosed and semi-private garden which is laid to a mixture of paved patio and lawn and has a decked patio to the rear.

Material Information

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

66 Kyle Road, Hilton, Derby, Derbyshire, DE65 5JY

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

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: No

Energy Performance rating: C

For additional material information, please see follow the link:
<https://moverly.com/sale/KLkZ1Nvj2SXvKH21yZ17uq/view>

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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.

Buying to Let?

Guide achievable rent price: £895 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. Scofield 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

what3words ///awestruck.awaiting.minute



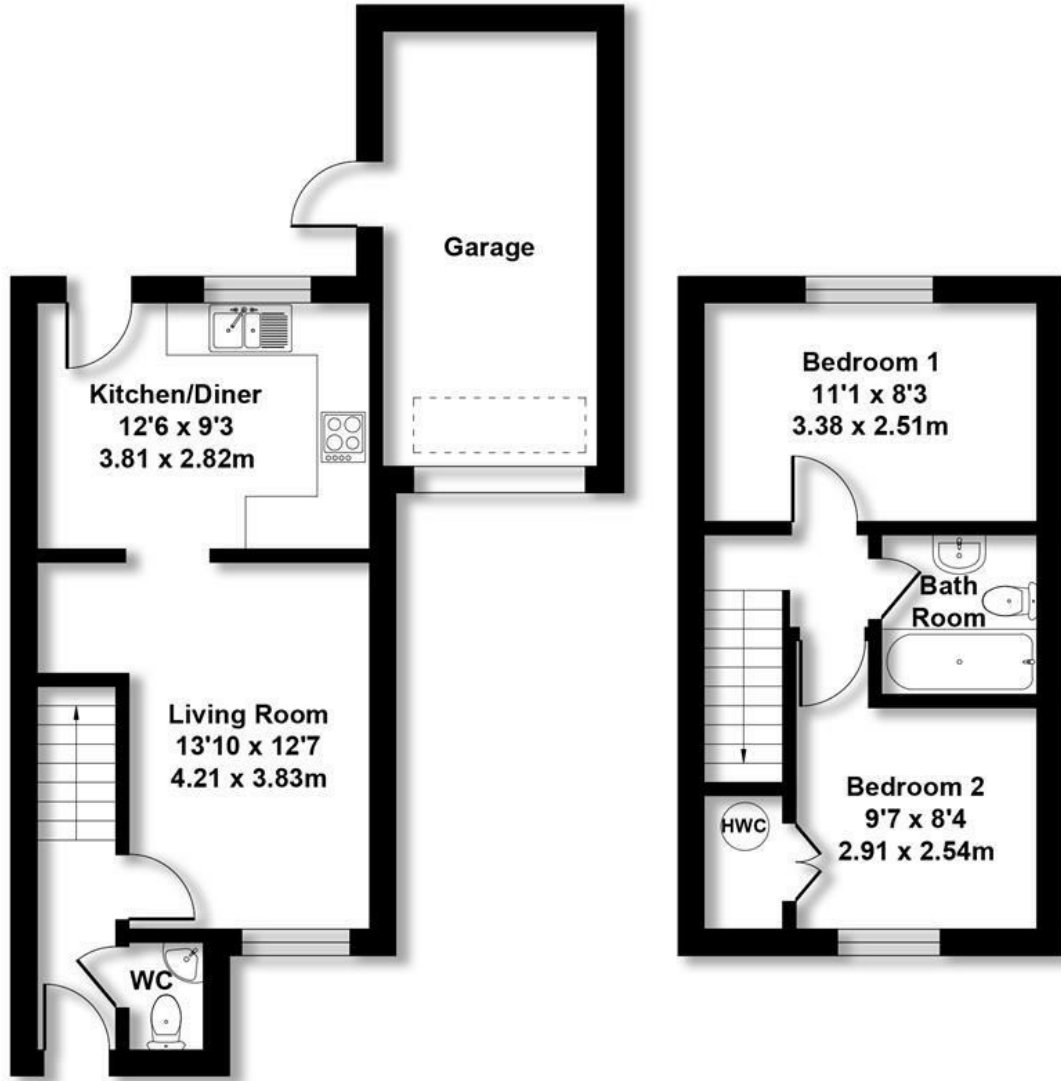
Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

66 Kyle Road

Approximate Gross Internal Area

614 sq ft - 57 sq m

(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

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		91
(81-91) B		
(69-80) C		
(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		93
(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@schofieldstone.co.uk
w: www.schofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980