

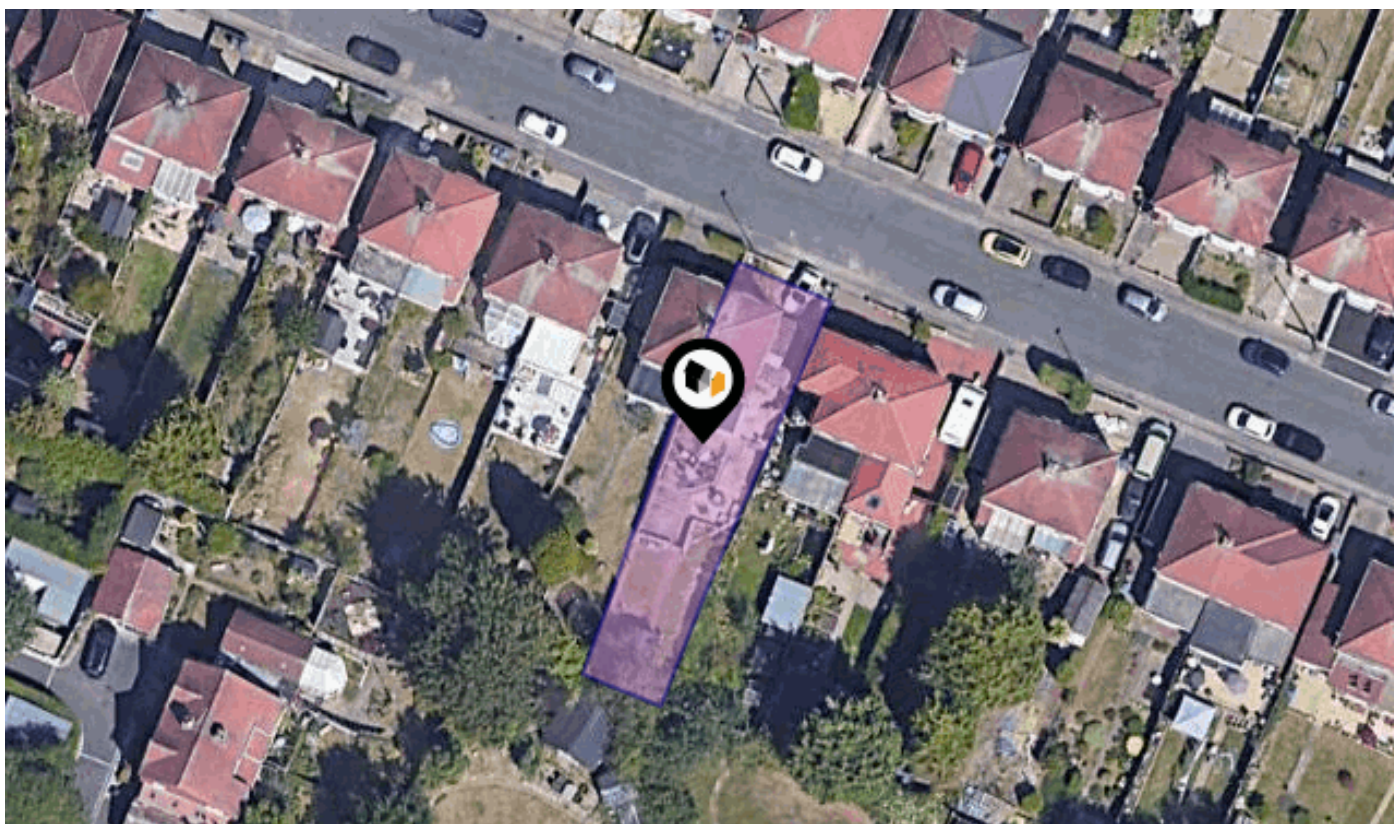


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



YORK ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Traditional Two Double Bedroomed Home
- > No Upward Chain, Ideal First Time Buy
- > South-Facing Garden And Off-Road Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A two-bedroomed bay-fronted semi-detached home occupying a popular location off Chaddesden Park Road and offers ideal accommodation for the first time buyer. The property has the benefit of an extension to the rear elevation, south-facing rear garden and off-road parking and is available for sale with no upward chain.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and in briefly comprises:- entrance lobby, through lounge/dining room with feature fireplace and walk-in storage cupboard, utility room, fitted kitchen and cloakroom/WC. To the first floor are two double bedrooms and refitted shower room with a three piece suite. Outside, off-road parking is provided to the front elevation and there is a south-facing garden to the rear.

Room Measurement & Details

Entrance Lobby:

Through Lounge/Dining Room: (24'10" x 10'10") 7.57 x 3.30

Utility Room: (9'1" x 8'10") 2.77 x 2.69

Fitted Kitchen: (10'8" x 7'5") 3.25 x 2.26

Cloakroom/WC:

First Floor Landing:

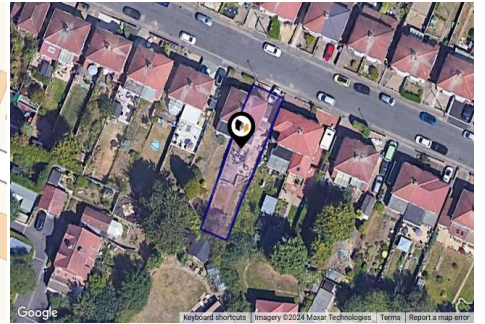
Double Bedroom One: (12'9" x 10'11") 3.89 x 3.33

Double Bedroom Two: (11'10" x 7'10") 3.61 x 2.39

Refitted Shower Room: (9'1" x 5'7") 2.77 x 1.70

Outside:

Off-road parking is provided to the front elevation. There is a garage/store to the side elevation which requires some attention. There is a good size rear garden having two decked areas and garden shed.



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 731 ft² / 68 m²
Plot Area: 0.07 acres
Year Built : 1930-1949
Council Tax : Band A
Annual Estimate: £1,405
Title Number: DY363727

Tenure: Freehold

Local Area

Local Authority: Derby city
Conservation Area: No
Flood Risk:
 • Rivers & Seas: No Risk
 • Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

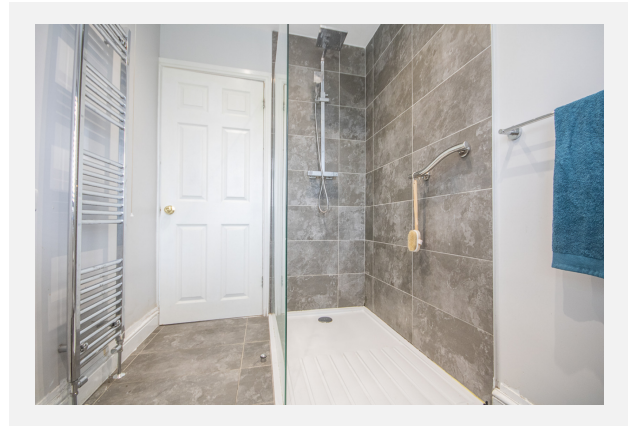
Mobile Coverage:
 (based on calls indoors)



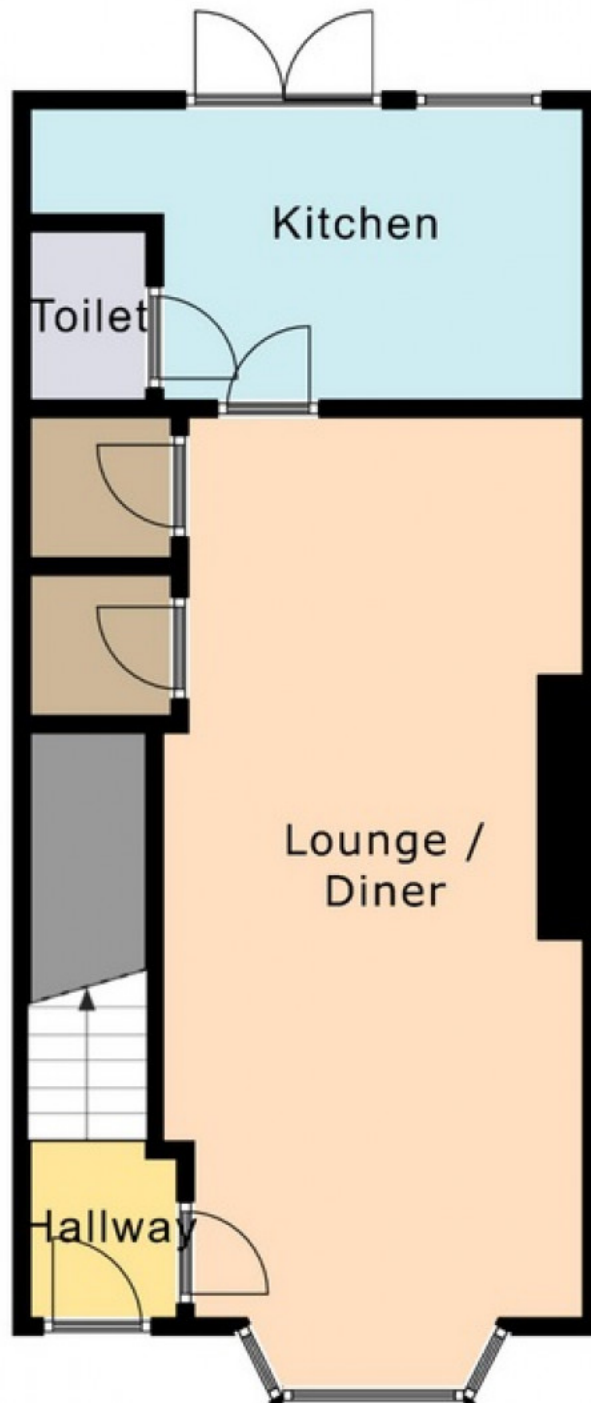
Satellite/Fibre TV Availability:



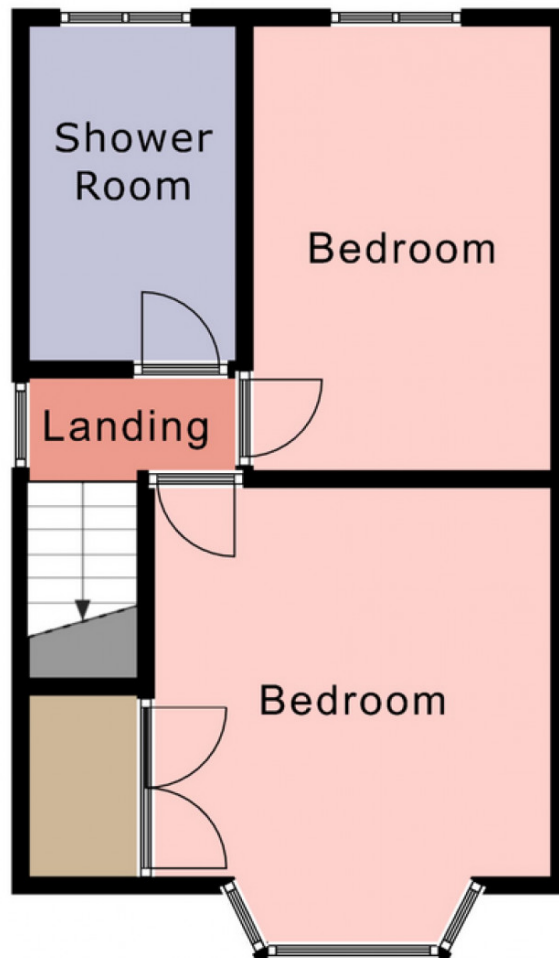




YORK ROAD, CHADDESSEN, DERBY, DE21



YORK ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



York Road, Chaddesden, DE21

Energy rating

D

Valid until 14.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

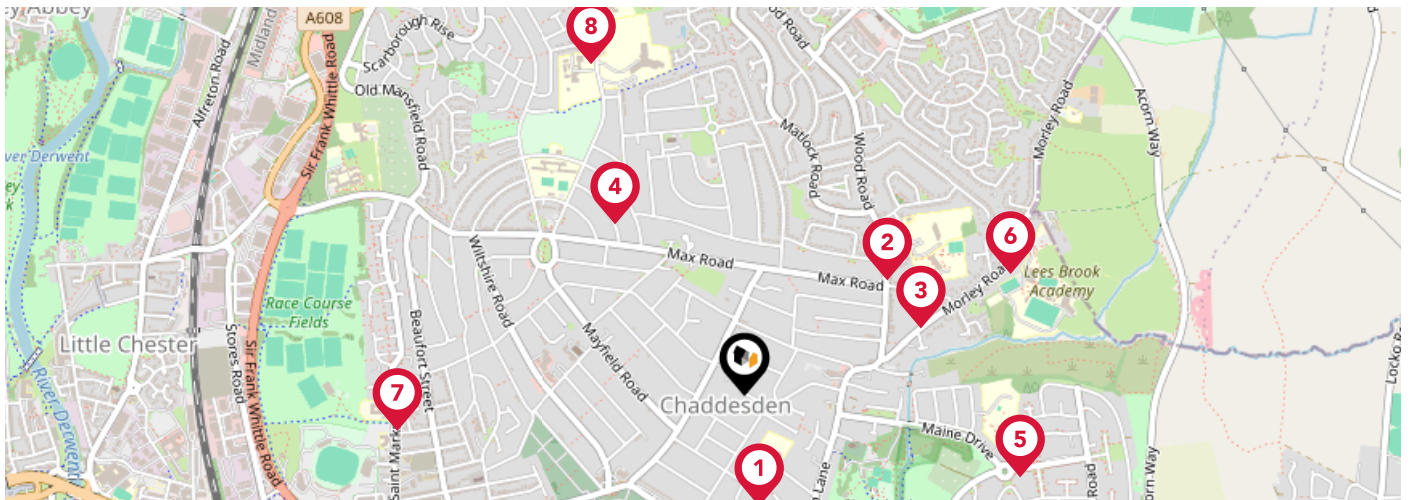
EPC - Additional Data



Additional EPC Data

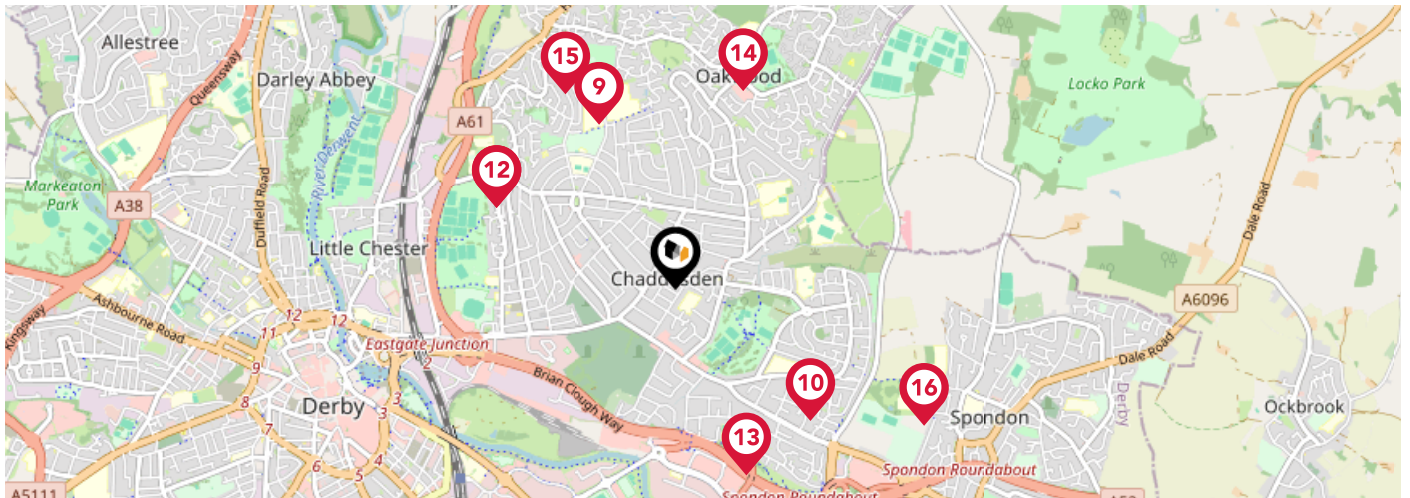
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 m ²









Area Schools



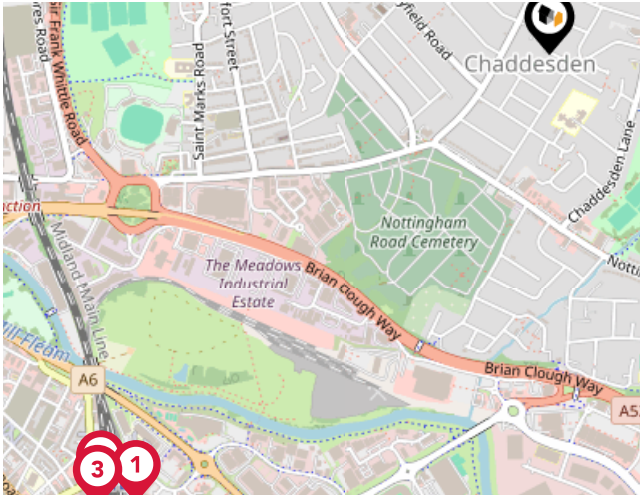
		Nursery	Primary	Secondary	College	Private
1	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



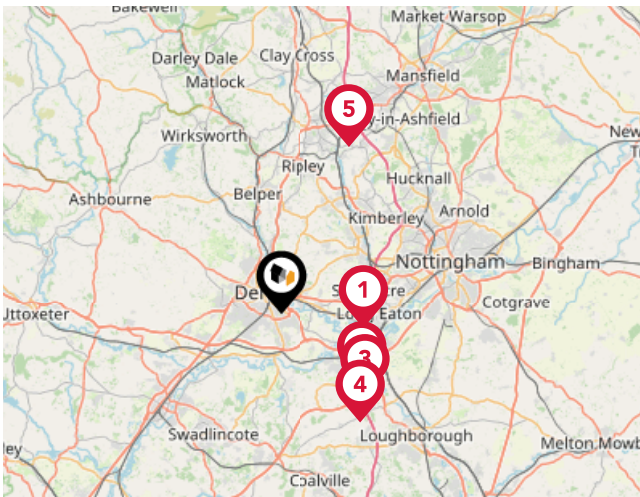
		Nursery	Primary	Secondary	College	Private
	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



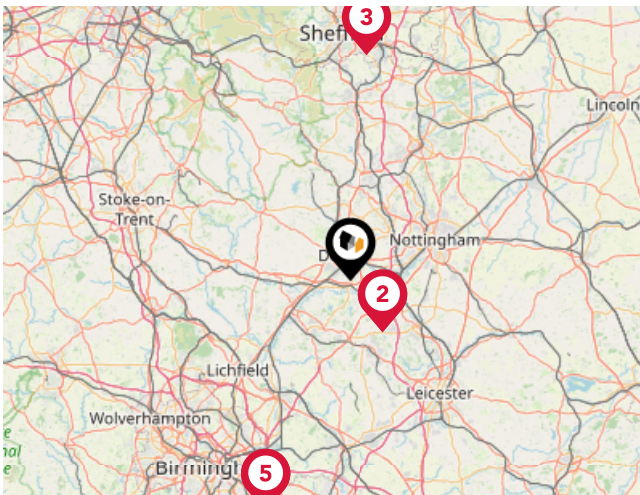
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.36 miles
2	Derby Rail Station	1.4 miles
3	Derby Rail Station	1.43 miles



Trunk Roads/Motorways

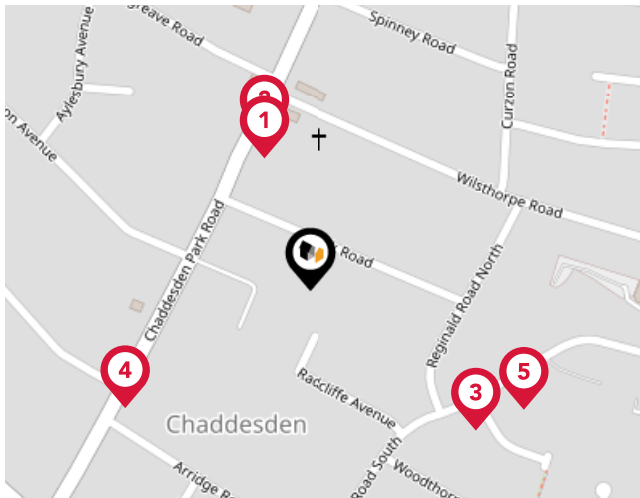
Pin	Name	Distance
1	M1 J25	5.92 miles
2	M1 J24A	7.68 miles
3	M1 J24	8.5 miles
4	M1 J23A	9.58 miles
5	M1 J28	12.76 miles



Airports/Helipads

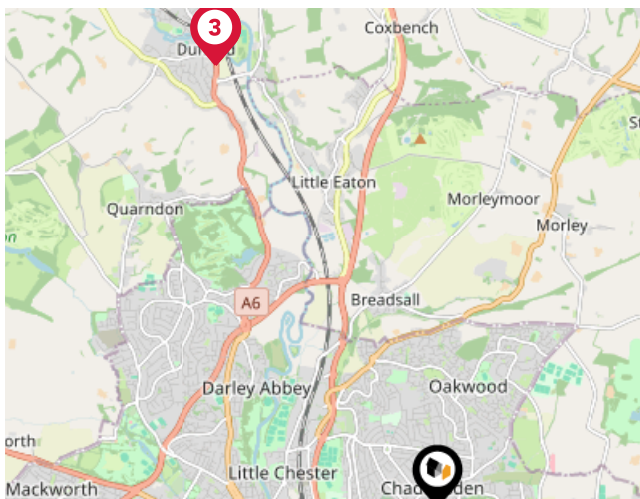
Pin	Name	Distance
1	East Midlands Airport	8.52 miles
2	East Midlands Airport	8.56 miles
3	Sheffield City Airport	32.24 miles
4	Birmingham International Airport Terminal 1	35.23 miles
5	Birmingham International Airport	35.23 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wilsthorpe Road	0.08 miles
2	Wilsthorpe Road	0.09 miles
3	Sherwood Avenue	0.12 miles
4	Northwood Avenue	0.12 miles
5	Sherwood Avenue	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.41 miles
2	Duffield (Ecclesbourne Valley Railway)	4.42 miles
3	Duffield (Ecclesbourne Valley Railway)	4.43 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.

Hannells

Testimonials



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



/Hannells



/hannells



/hannellsestateagents



/company/hannells-estate-agents

Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

