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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07<sup>th</sup> August 2024



## YORK ROAD, CHADDESSEN, DERBY, DE21

### Hannells

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

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# Introduction

## Our Comments



### Useful Information:

- > Traditional Two Bedroomed Semi-Detached Home
- > South Facing Rear Garden
- > Potential For Off-Road Parking, Ideal First Time Buy
- > Awaiting EPC Rating, Traditional Construction
- > Council Tax Band A, Freehold

### Property Description

A traditional two bedroomed semi-detached home occupying a popular location and would be ideal for the first time buyer. The property would benefit from some modernisation, however has been reroofed and viewing is recommended to appreciate the potential. The accommodation benefits from gas central heating, part double glazing and briefly comprises:- entrance lobby, lounge, dining kitchen and rear lean-to with WC. To the first floor are two bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations, the front has potential to create off-road parking, subject to consent. York Road is well situated for Chaddesden and its range of shops, schools and transport link together with easy access for Derby City Centre together with excellent road links for the A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Entrance Lobby:

Lounge: (13'2" x 10'7") 4.01 x 3.23

Dining Kitchen: (13'9" x 10'7") 4.19 x 3.23

Rear Lean To: (10'8" x 7'8") 3.25 x 2.34

#### Ground Floor WC:

#### First Floor Landing:

Bedroom One: (13'0" x 10'8") 3.96 x 3.25

Bedroom Two: (11'8" x 7'7") 3.56 x 2.31

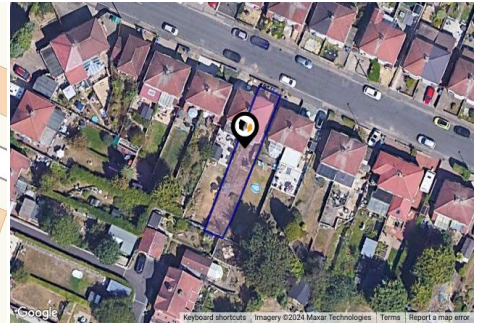
Bathroom: (8'8" x 5'8") 2.64 x 1.73

#### Outside:

There are gardens to both front and rear elevations, the front has potential to create off-road parking, subject to necessary consent. Gated access to the side elevation leads to the rear garden which enjoys a south facing aspect and leads mainly to lawn.

**KPB** Key Facts For Buyers

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Plot Area:** 0.05 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,405  
**Title Number:** DY351177

**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)

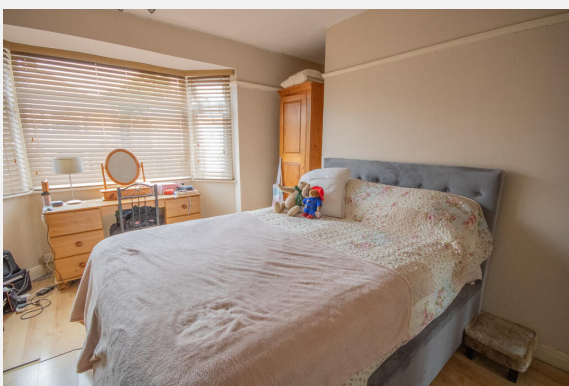
<b>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

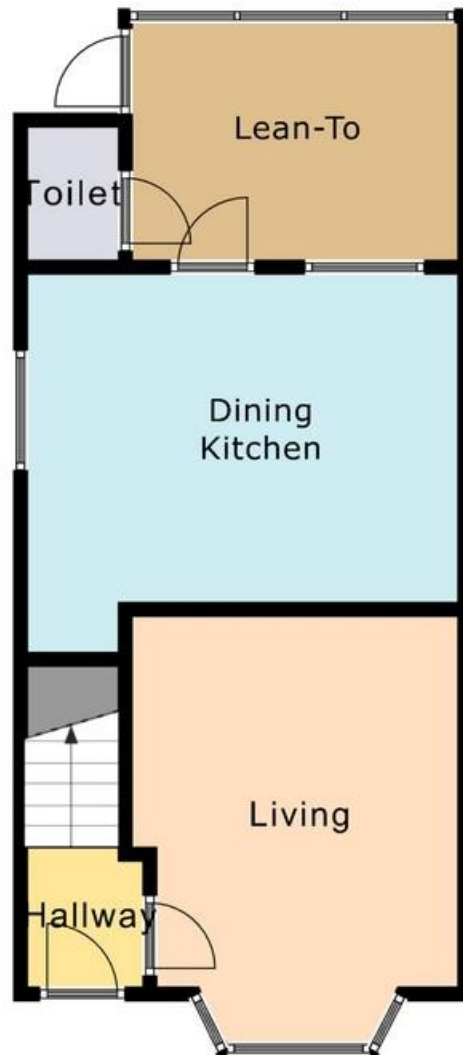




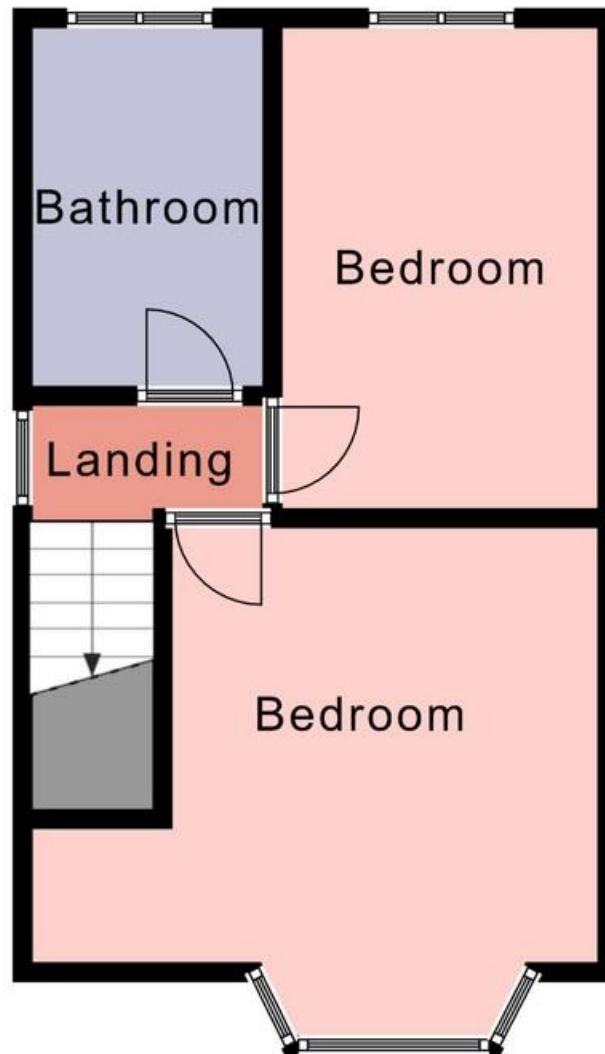
# Gallery Photos



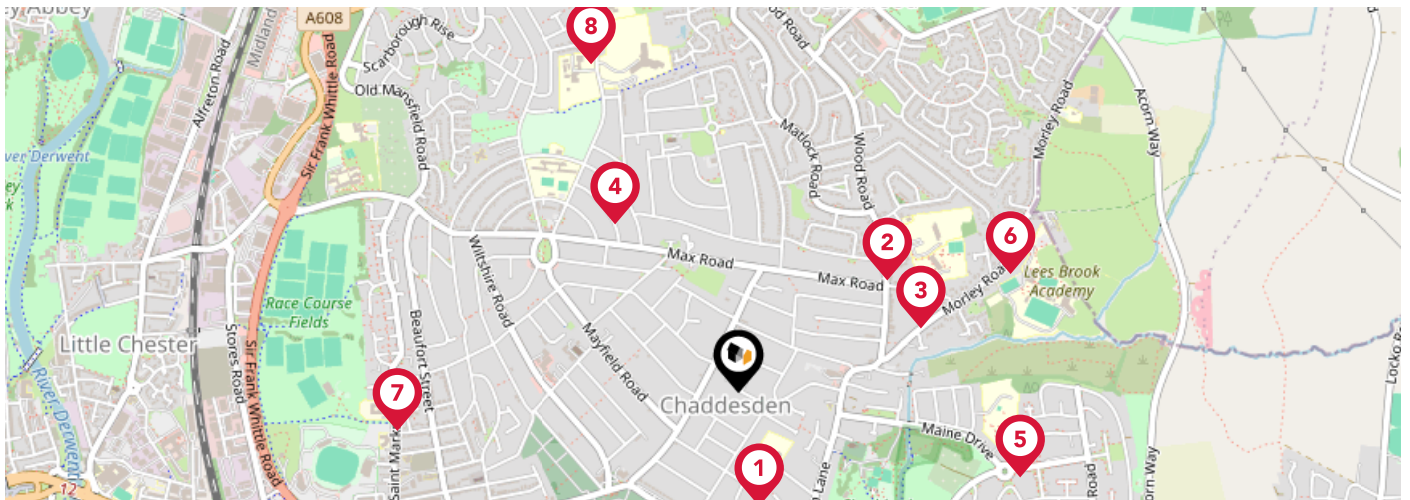
**YORK ROAD, CHADDESDEN, DERBY, DE21**



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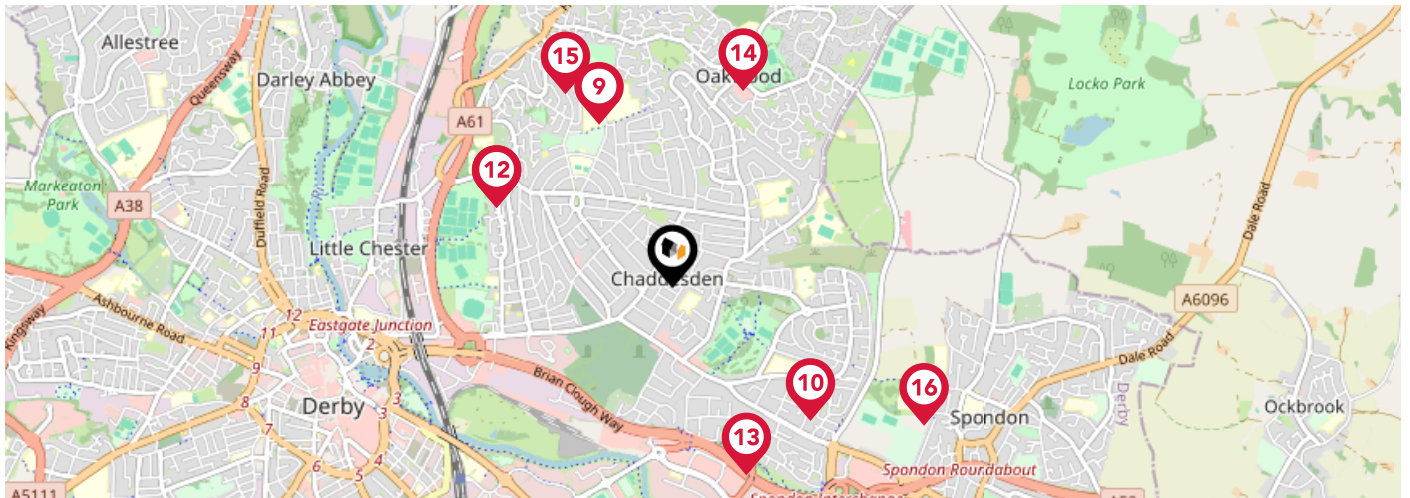
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 437   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 367   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lees Brook Community School</b> Ofsted Rating: Good   Pupils: 1105   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

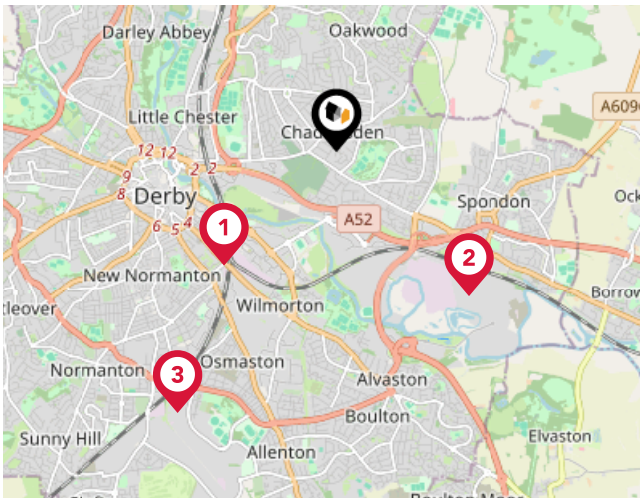


# Area Schools



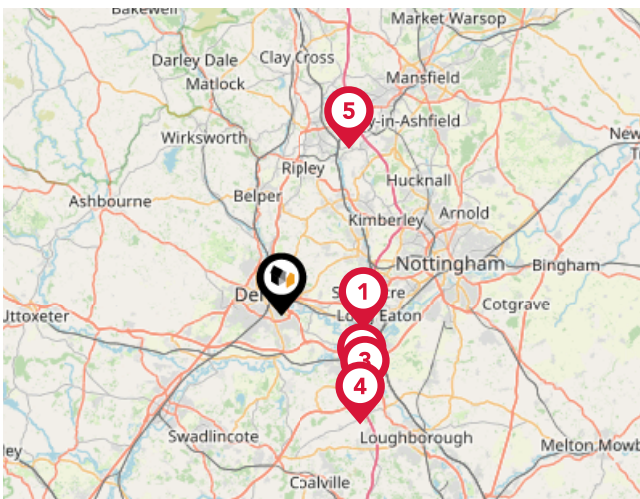
		Nursery	Primary	Secondary	College	Private
	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 328   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1362   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



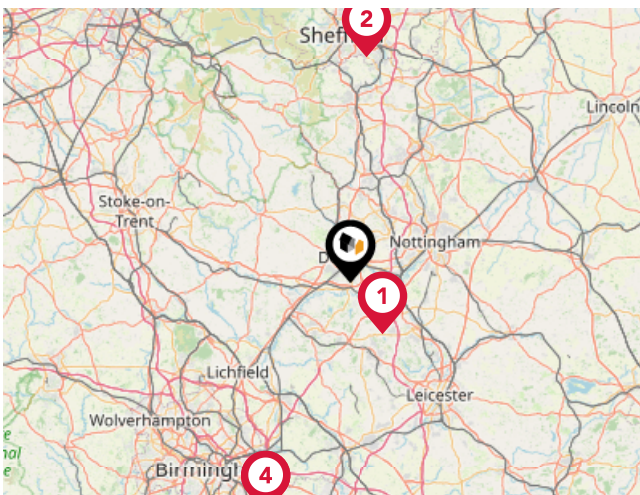
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.42 miles
2	Spondon Rail Station	1.76 miles
3	Peartree Rail Station	2.73 miles



## Trunk Roads/Motorways

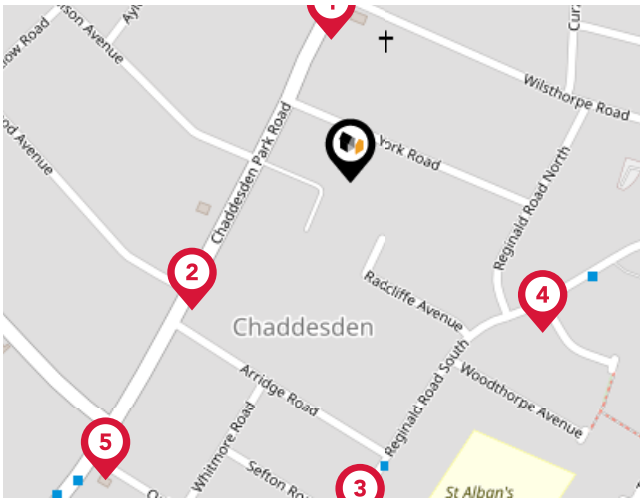
Pin	Name	Distance
1	M1 J25	5.94 miles
2	M1 J24A	7.69 miles
3	M1 J24	8.52 miles
4	M1 J23A	9.59 miles
5	M1 J28	12.76 miles



## Airports/Helipads

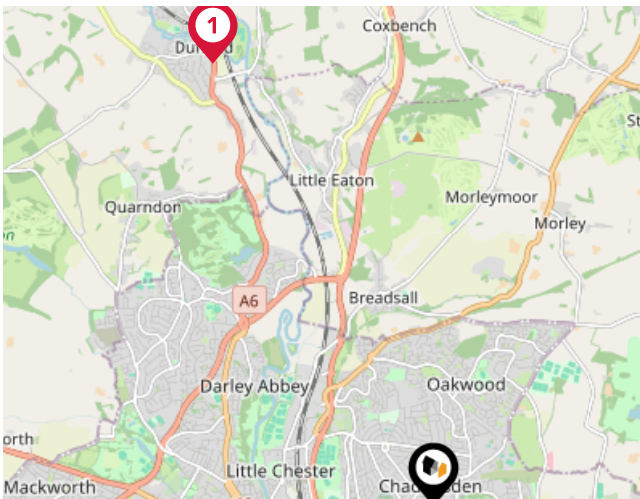
Pin	Name	Distance
1	East Midlands Airport	8.57 miles
2	Sheffield City Airport	32.23 miles
3	Birmingham International Airport Terminal 1	35.23 miles
4	Birmingham International Airport	35.23 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Wilsthorpe Road	0.08 miles
2	Northwood Avenue	0.11 miles
3	Arridge Road	0.19 miles
4	Sherwood Avenue	0.14 miles
5	Oakleigh Avenue	0.22 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.41 miles
2	Tram Park & Ride	7.44 miles
3	Toton Lane Tram Stop	7.44 miles



## Hannells

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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

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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.



## 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

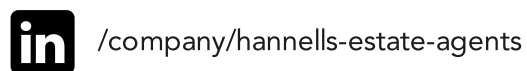
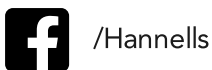


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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

## 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.



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