

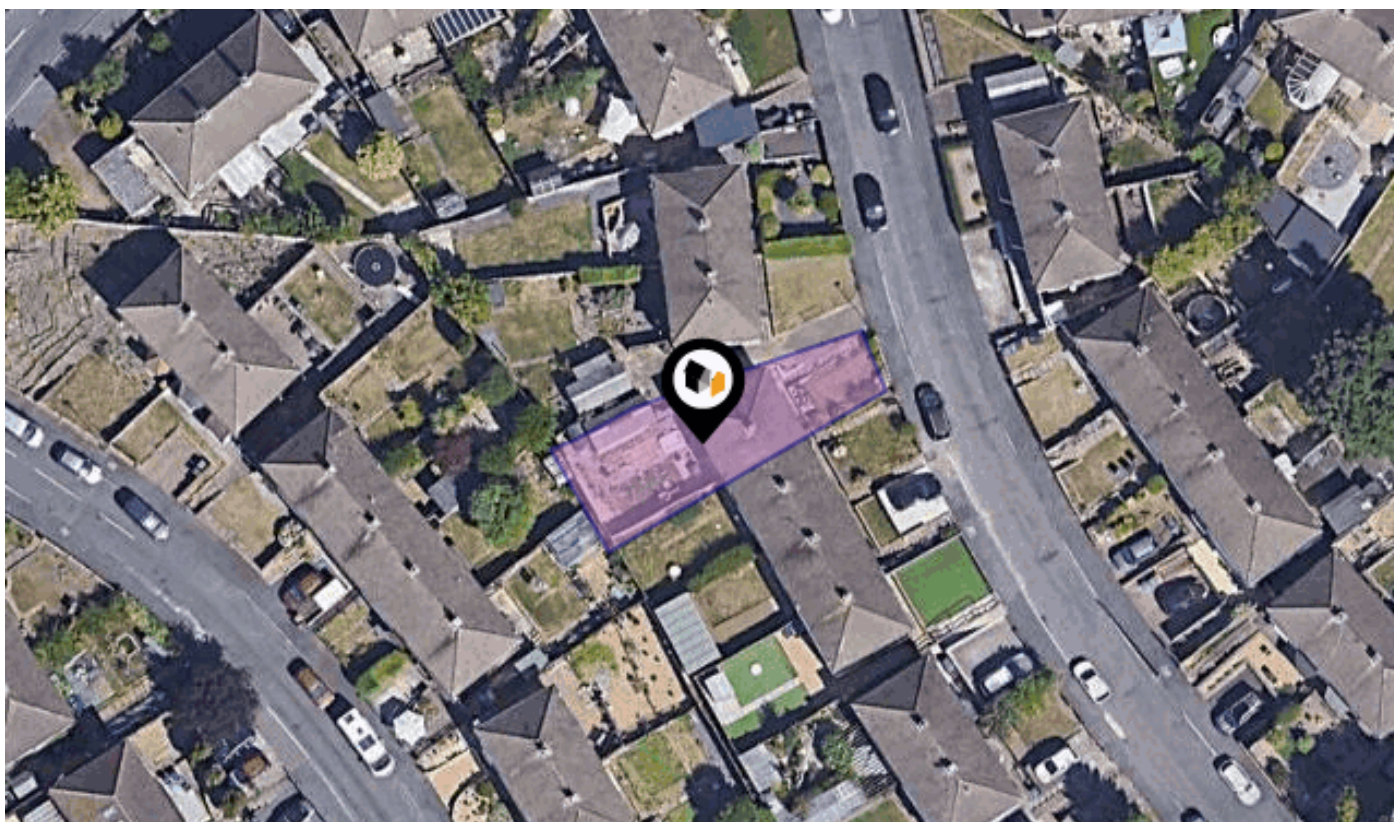


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th September 2024



HARROGATE CRESCENT, 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:

- > Two Double-Bedroom, End-Terrace Property
- > Ideal First Time Buy
- > Garage & Off-Road Parking
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A two double-bedroom, end-terrace property, ideal for the first time buyer. The property is set back from Harrogate Crescent and benefits from off-road parking, garage and an enclosed rear garden! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, lounge, dining kitchen and side lobby with WC WC. To the first floor are two double bedrooms and refitted bathroom with a three piece suite. Outside, there are gardens to both front and rear elevation and a shared driveway leads to off-road parking and a garage. Harrogate Crescent is well situated for local amenities including shops, schools and transport links together with excellent road links for the A38, A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Lobby: (3'6" x 4'7") 1.07 x 1.40

Lounge: (11'2" x 14'5") 3.40 x 4.39

Dining Kitchen: (9'6" x 13'6") 2.90 x 4.11

Side Entrance:

Cloaks/WV: (5'10" x 3'9") 1.78 x 1.14

First Floor Landing: (5'6" x 5'10") 1.68 x 1.78

Bedroom One: (9'7" x 14'4") 2.92 x 4.37

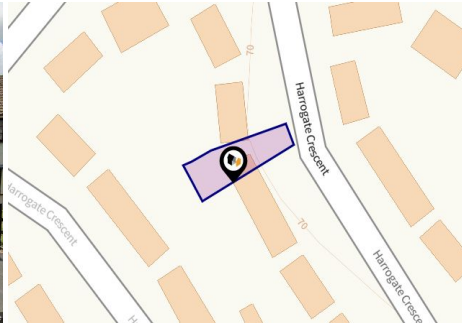
Bedroom Two: (11'4" x 11'5") 3.45 x 3.48

Bathroom: (5'7" x 7'1") 1.70 x 2.16

Please Note:

This property is Wimpey No-Fines construction.

Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY117020

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)

25 mb/s

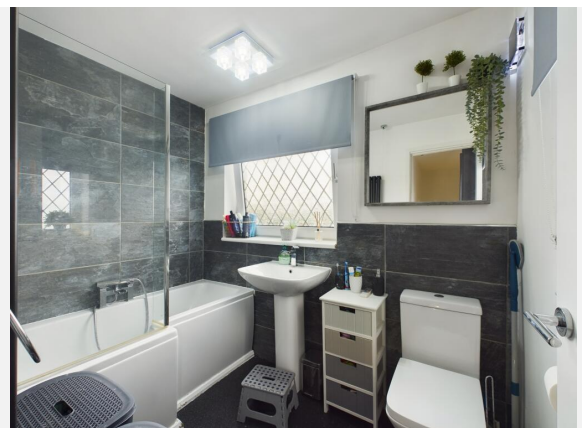
1000 mb/s

Mobile Coverage:
(based on calls indoors)

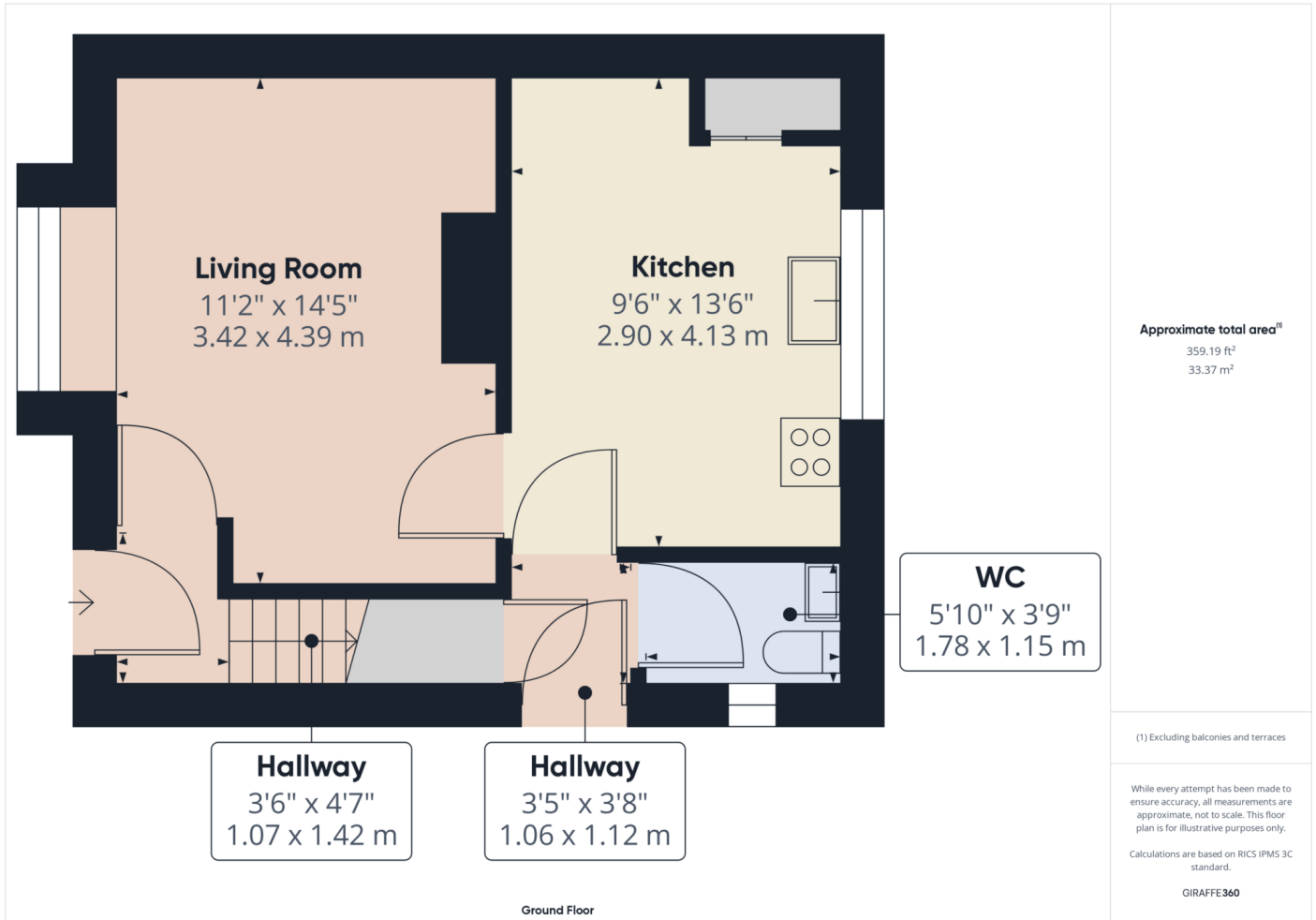


Satellite/Fibre TV Availability:

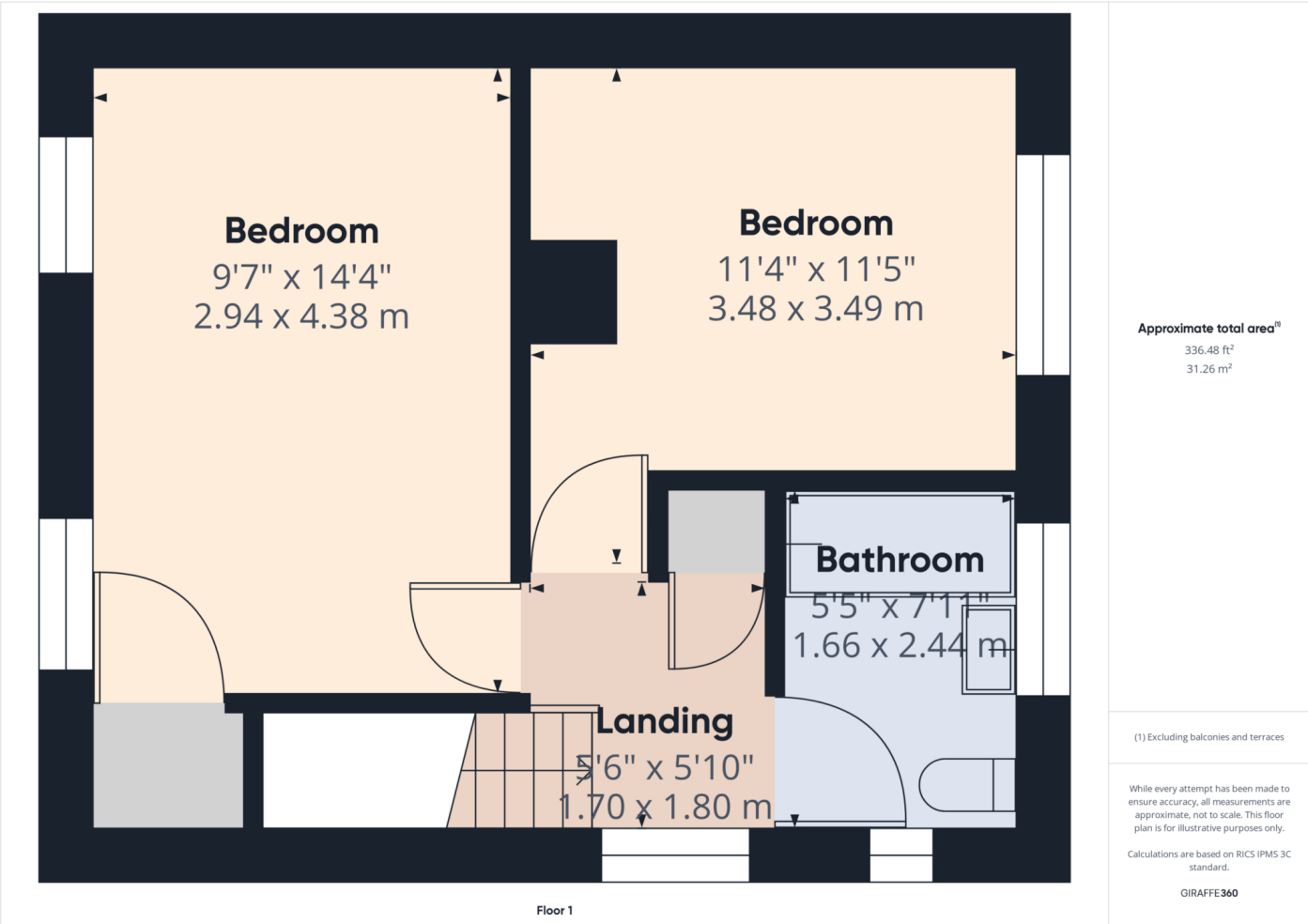




HARROGATE CRESCENT, DERBY, DE21



HARROGATE CRESCENT, DERBY, DE21



Property EPC - Certificate



Harrogate Crescent, DE21

Energy rating

D

Valid until 10.01.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

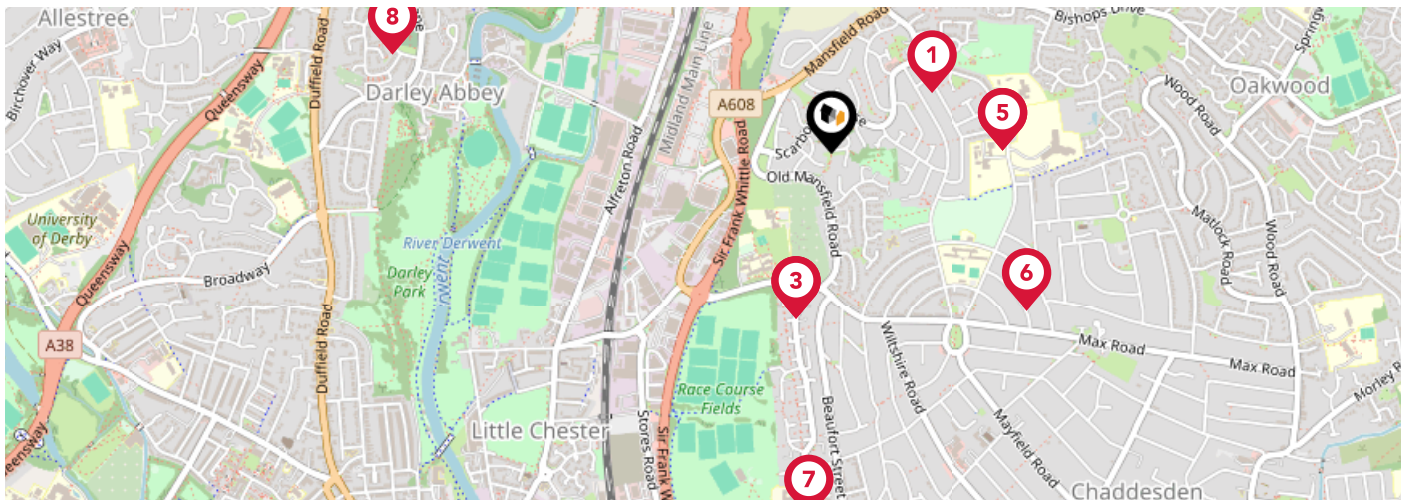
EPC - Additional Data



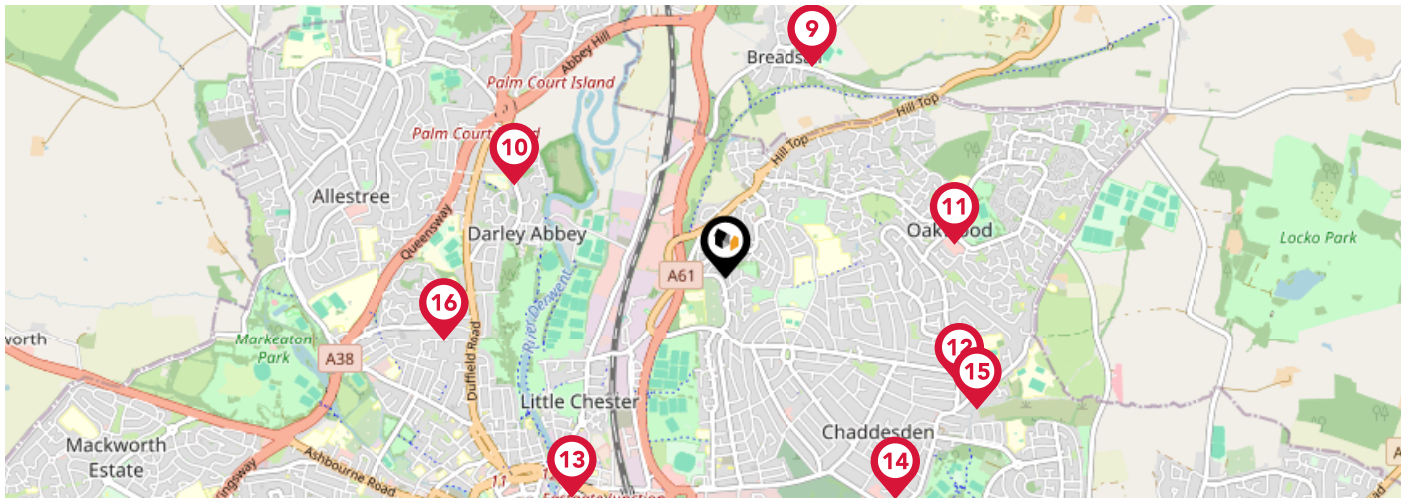
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Good
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Area Schools

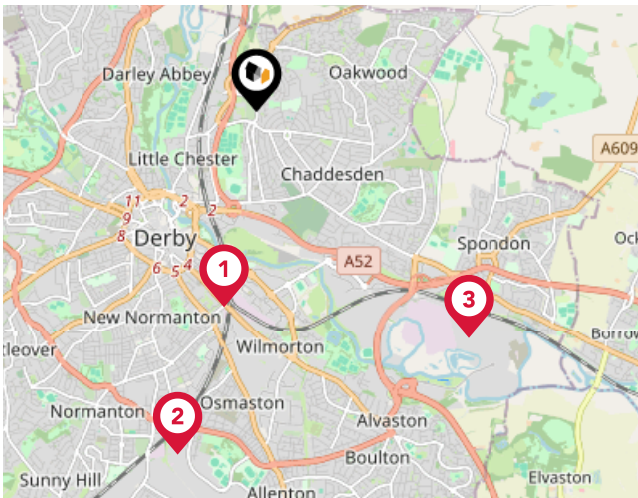


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



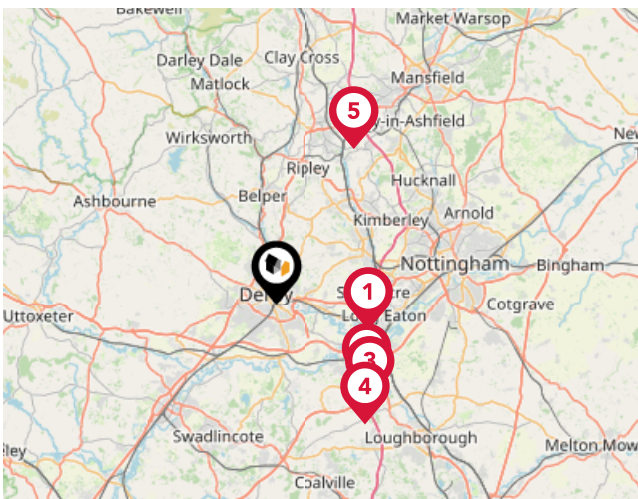
		Nursery	Primary	Secondary	College	Private
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 382 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.77 miles
2	Peartree Rail Station	3.14 miles
3	Spondon Rail Station	2.77 miles



Trunk Roads/Motorways

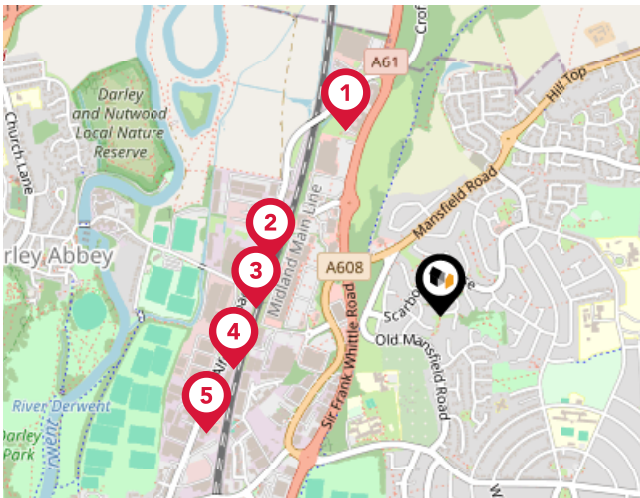
Pin	Name	Distance
1	M1 J25	6.79 miles
2	M1 J24A	8.7 miles
3	M1 J24	9.53 miles
4	M1 J23A	10.6 miles
5	M1 J28	12.39 miles



Airports/Helipads

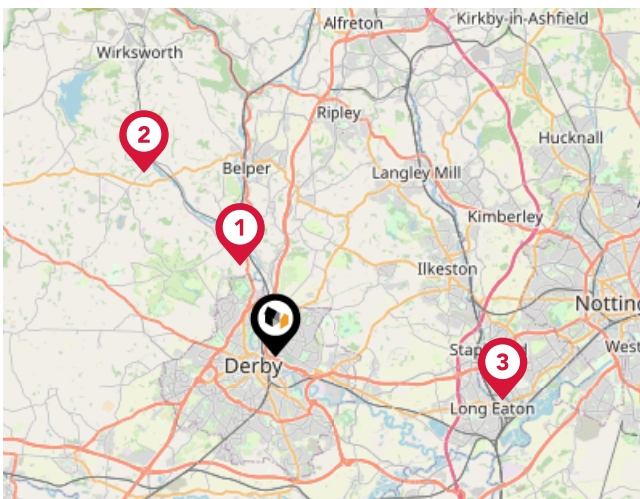
Pin	Name	Distance
1	East Mids Airport	9.57 miles
2	Birmingham Airport	35.68 miles
3	Baginton	39.68 miles
4	Finningley	41.63 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pektron	0.46 miles
2	Tomlinsons Cottages	0.4 miles
3	Haslams Lane	0.41 miles
4	Alfreton Road	0.47 miles
5	Chester Park	0.58 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.46 miles
2	Idridgehay (Ecclesbourne Valley Railway)	8.05 miles
3	Tram Park & Ride	8.26 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.



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

