



Pendleside Way

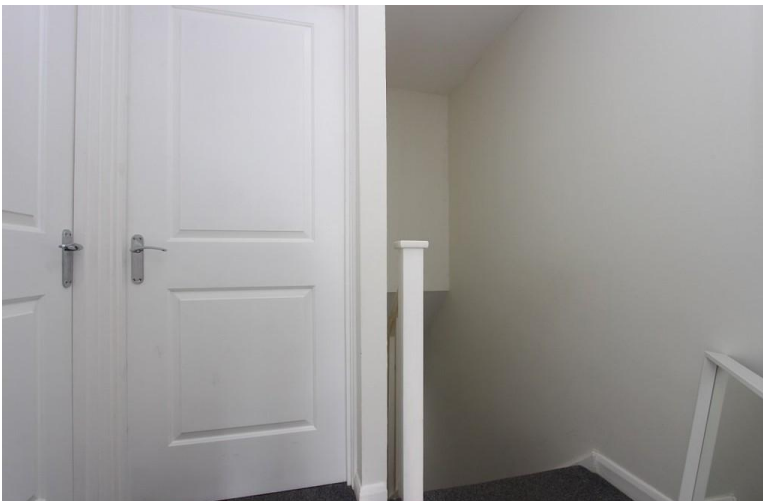
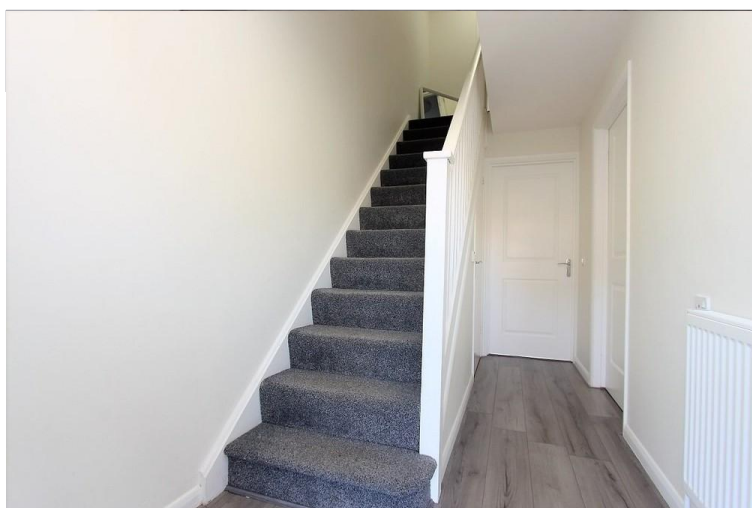
LITTLEOVER, DERBY, DE23 4HQ

- Two bedroom end town house
- Unfurnished
- Contemporary kitchen and bathroom
- Two double bedrooms

£950 PCM

EPC Rating **71**





Property Description

Two-bedroom end town house in the popular area of Littleover. Excellent road links (A50/A38) and within close proximity to Derby city centre and Derby Royal hospital. The area benefits from a wide range of amenities including a local shopping precinct and popular pub and restaurant: The Hollybrook.

Littleover is close to all major employers around Derby such as Toyota, Bombardier and Rolls Royce. There are several good schools nearby including Griffie Field Primary and Littleover Community secondary school which are both highly regarded.

The property comprises a spacious entrance hallway with under stairs storage cupboard. The kitchen is contemporary and features an electric cooker with built in hob.

There is an open living / dining space which looks out onto the garden.

Upstairs there are two double bedrooms, both with free standing wardrobe, the second bedroom also



features a built in storage cupboard.

There is a three piece modern bathroom suite featuring a shower over the bath.

Outside there is a garden which is laid to lawn and has a large patio area. There is also a storage shed and driveway parking for up to three cars.

UPVC double glazing throughout and gas central heating with recently fitted boiler.

Deposit: £1096

Offered on an unfurnished basis.

Council tax band: B (Derby City Council)

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* Local agent - Lettings Specialist *

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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