



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 21st April 2026**



## SCARBOROUGH RISE, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modernised Two Double-Bedroomed End Terrace Property
- > Ideal First Time Home, Viewing Recommended
- > Off-Road Parking For Two Vehicles, Enclosed Rear Garden
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

### Property Description

A two double-bedroom end-terrace property offering well-presented and well-appointed accommodation, ideal for first-time buyers. The property benefits from a fitted dining kitchen, a refitted bathroom, off-road parking for two vehicles, and an enclosed rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge, fitted dining kitchen and cloakroom/WC. To the first floor the landing provides access to two double bedrooms and refitted bathroom with a three piece suite. Outside, there is off-road parking to the front elevation for two vehicles and there is an enclosed rear garden. Scarborough Rise is well situated for local shops, schools and transport links together with road links including the A38, A52, M1 Motorway, A50 and Nottingham East Midlands airport.

### Room Measurement & Details

- Entrance Hall: (3'2" x 5'4") 0.97 x 1.63
- Lounge: (11'4" x 14'6") 3.45 x 4.42
- Dining Kitchen: (9'4" x 12'11") 2.84 x 3.94
- Rear Lobby: (2'9" x 3'0") 0.84 x 0.91
- Cloaks/WC: (5'1" x 4'5") 1.55 x 1.35
- First Floor Landing: (5'8" x 5'11") 1.73 x 1.80
- Bedroom One: (9'8" x 14'8") 2.95 x 4.47
- Bedroom Two: (11'5" x 9'4") 3.48 x 2.84
- Bathroom: (5'4" x 8'0") 1.63 x 2.44

### Outside:

There is a driveway to the front elevation providing off-road parking. Gated access to the side elevation leads to the enclosed rear garden.

### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	DY324525		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

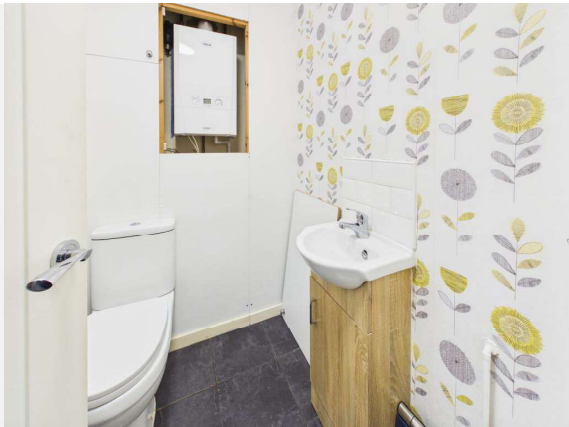
### Mobile Coverage: (based on calls indoors)

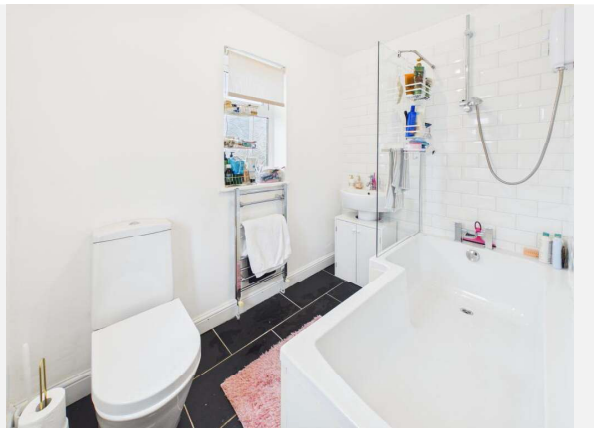
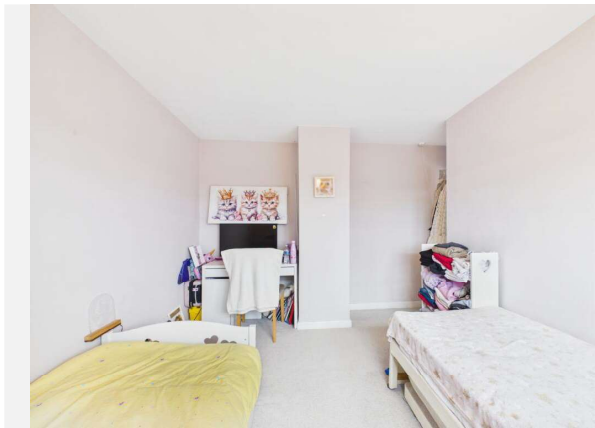


### Satellite/Fibre TV Availability:

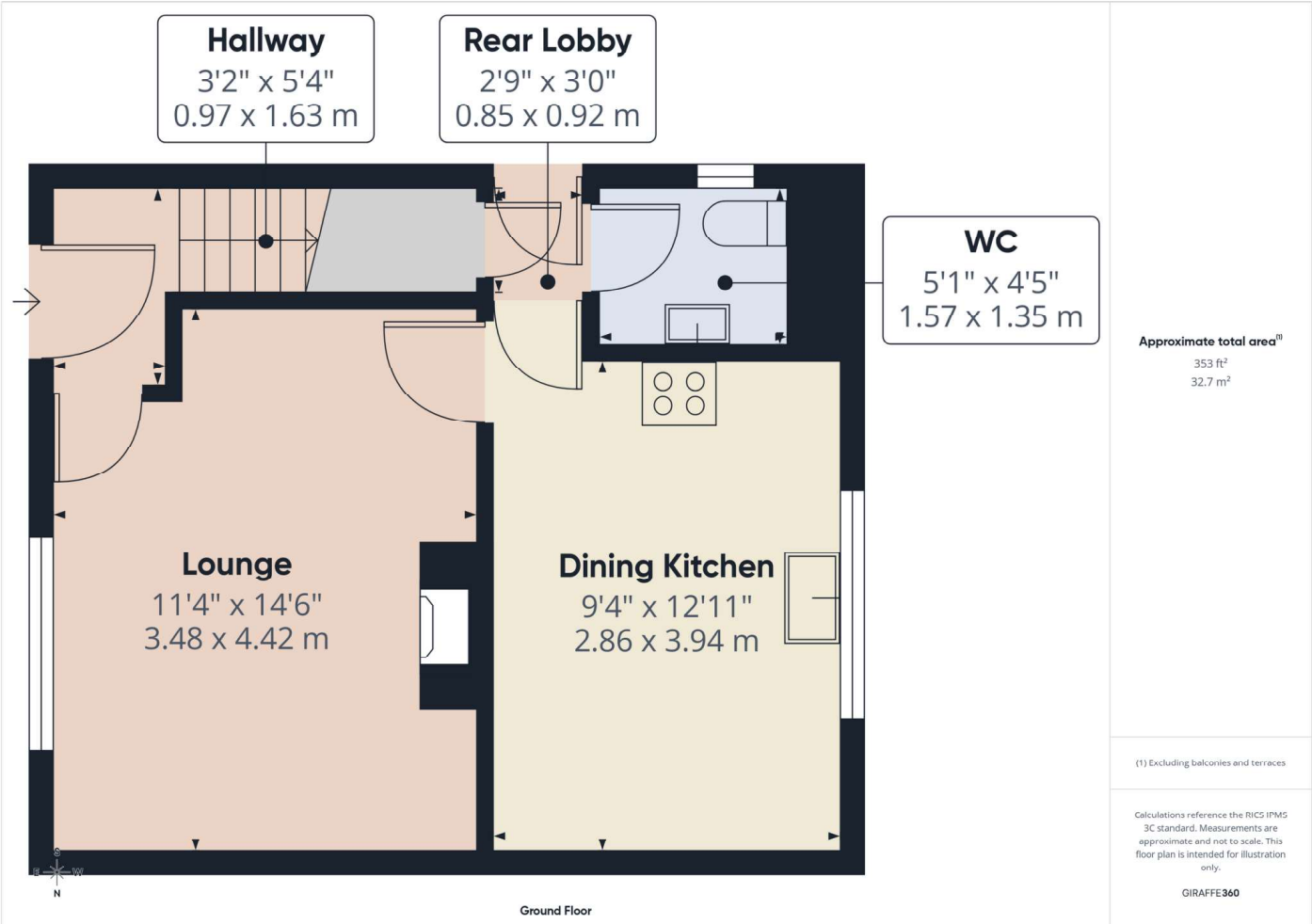


# Gallery Photos

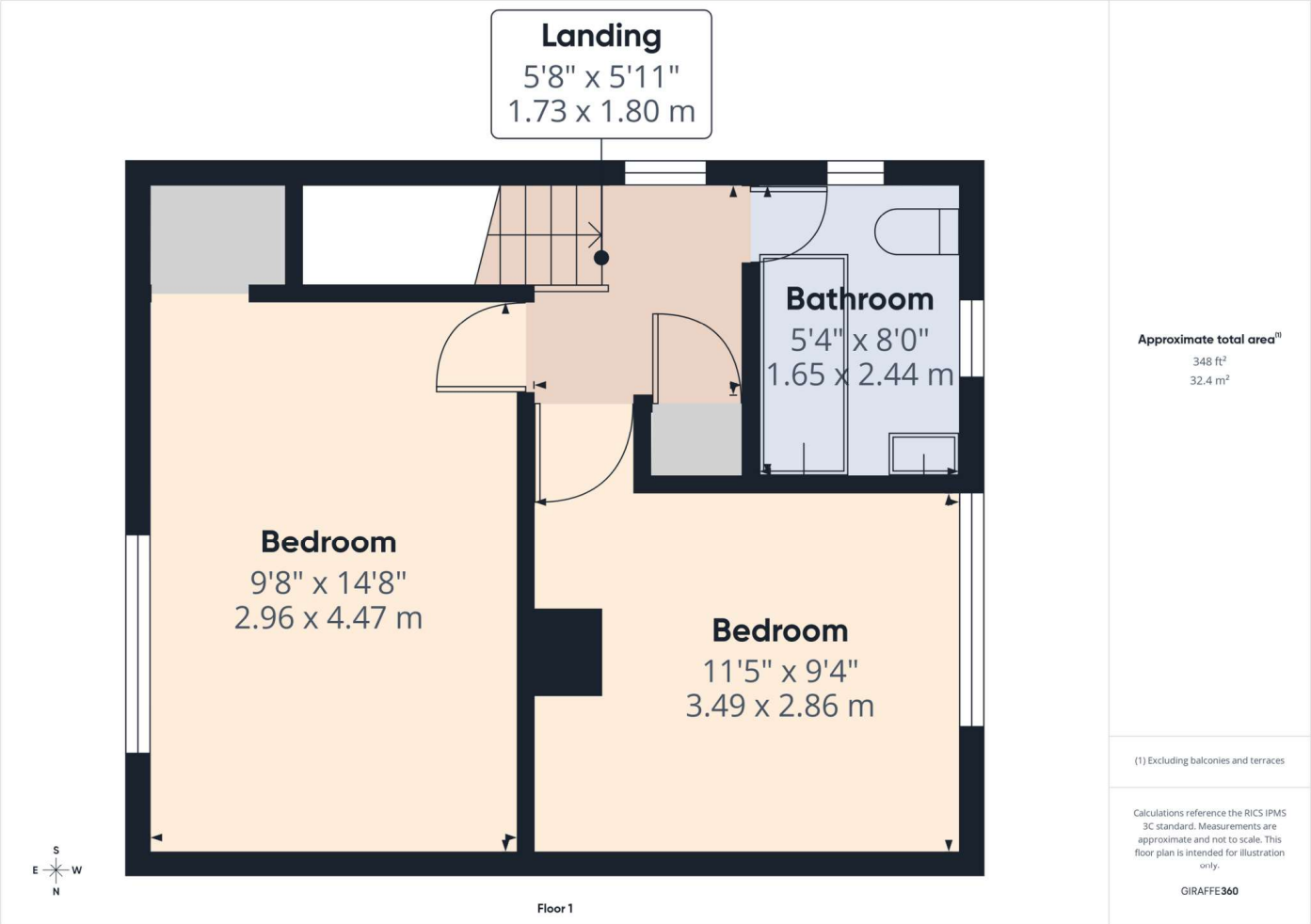




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# Property EPC - Certificate



DERBY, DE21

Energy rating

**D**

Valid until 03.10.2033

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



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 80% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	68 m <sup>2</sup>



## Hannells

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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

## 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

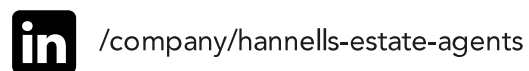


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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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