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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th October 2026



YORK ROAD, CHADDESDEN, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Traditional Two Bedroom Semi-Detached Home
> Off-Road Parking And Good Size South Facing Garden
> Modern Fitted Dining Kitchen, No Upward Chain
> EPC Rating D, Standard Construction
> Council Tax Band A, Freehold

Property Description
Located in the popular area of Chaddesden, this spacious and well-presented two double bedroom home offers a lounge, modern fitted kitchen diner and a first floor bathroom. With a most generous rear garden and driveway parking to the front, it will make a superb first time buy or home for the young family. Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature central fireplace; modern and modern fitted kitchen diner with door opening to the rear garden; first floor landing; two well-proportioned first floor bedrooms and a fitted family bathroom. To the front of the property is a gravel driveway providing off-road parking whilst to the rear is a generous garden with patio seating area, lawn and mixed flower and shrubbery beds. York Road is positioned in the heart of Chaddesden – a popular suburb of Derby offering a wide range of local amenities including shops, schools, parks, and excellent transport links. The property also provides easy access to Derby city centre, the A52, and M1 motorway network.

Room Measurement & Details

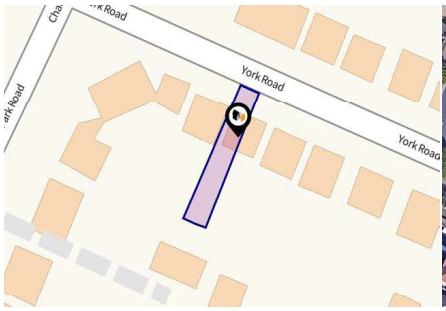
Entrance Hall:

Lounge: (13'7" x 10'8") 4.14 x 3.25
Kitchen Diner: (13'8" x 10'7") 4.17 x 3.23
First Floor Landing:
Bedroom One: (11'0" x 10'10") 3.35 x 3.30
Bedroom Two: (11'9" x 7'8") 3.58 x 2.34
Bathroom: (8'9" x 5'7") 2.67 x 1.70

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	667 ft^2 / 62 m^2		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY45109		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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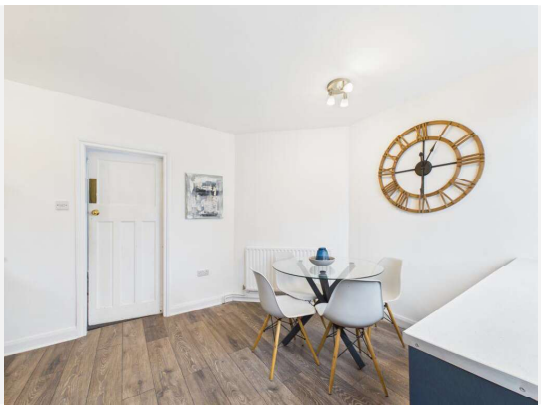
Gallery
Photos



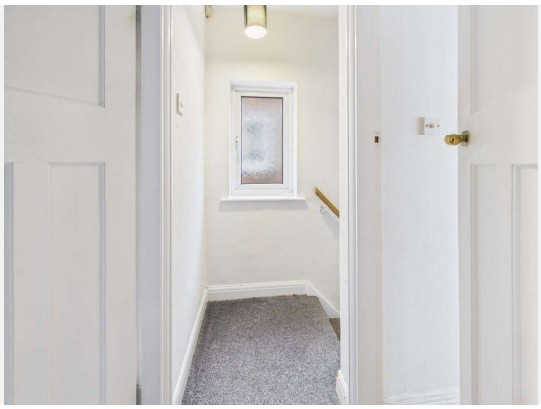














Gallery
Photos







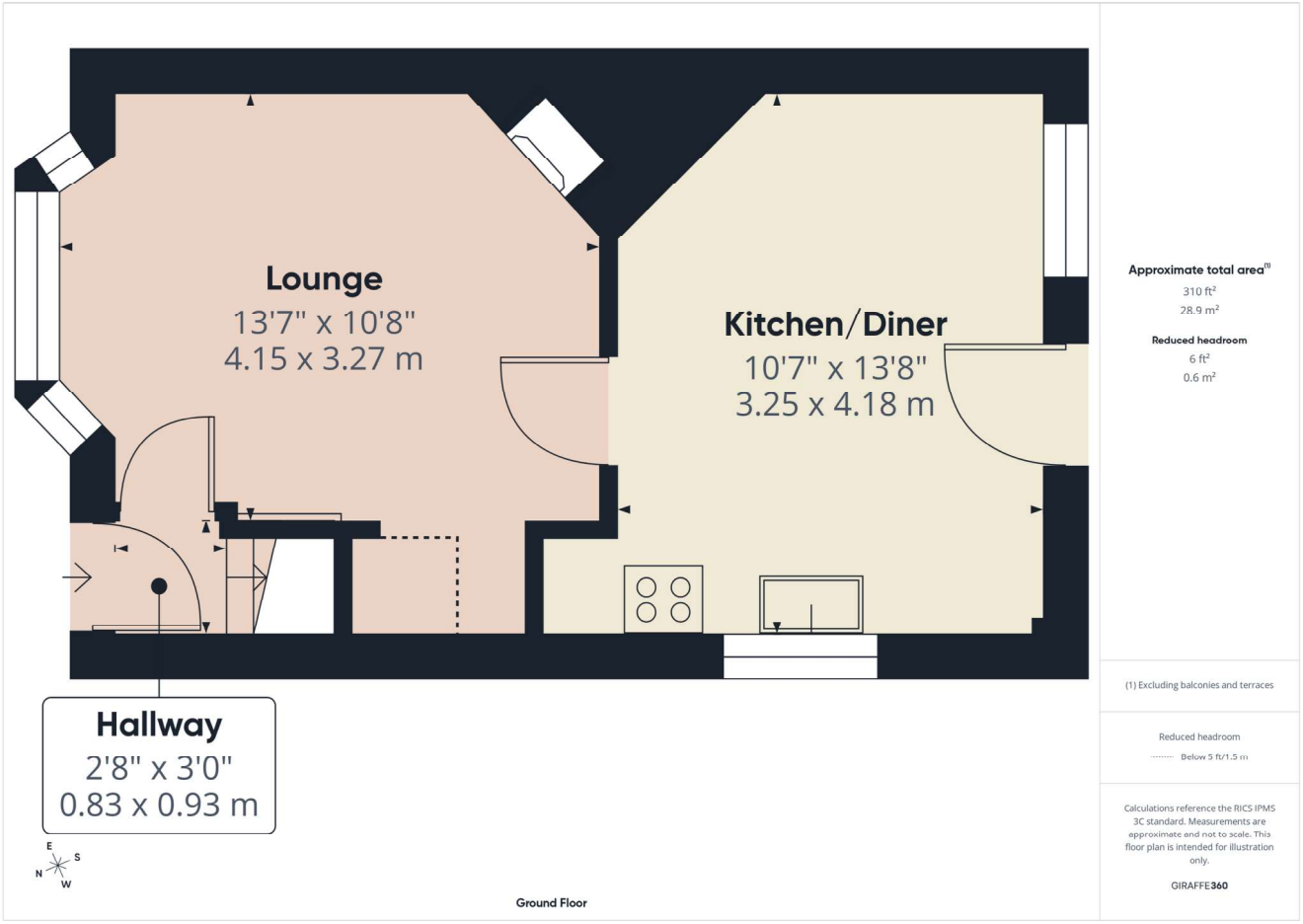




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Gallery
Floorplan

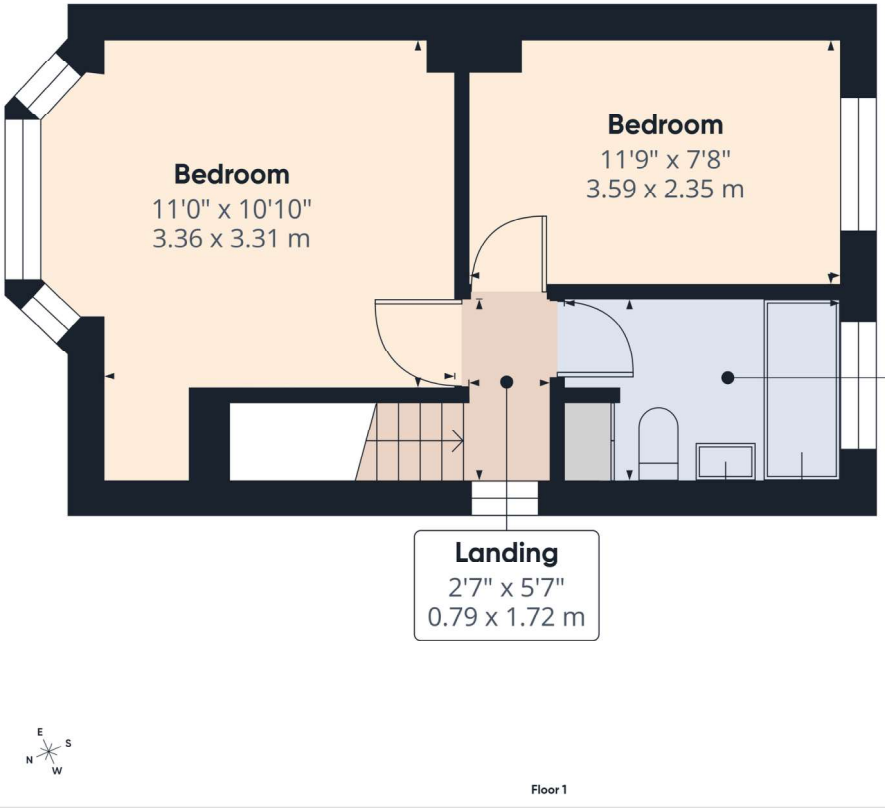
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Gallery
Floorplan

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Floor 1

Approximate total area(1)
292 ft²
27.2 m²

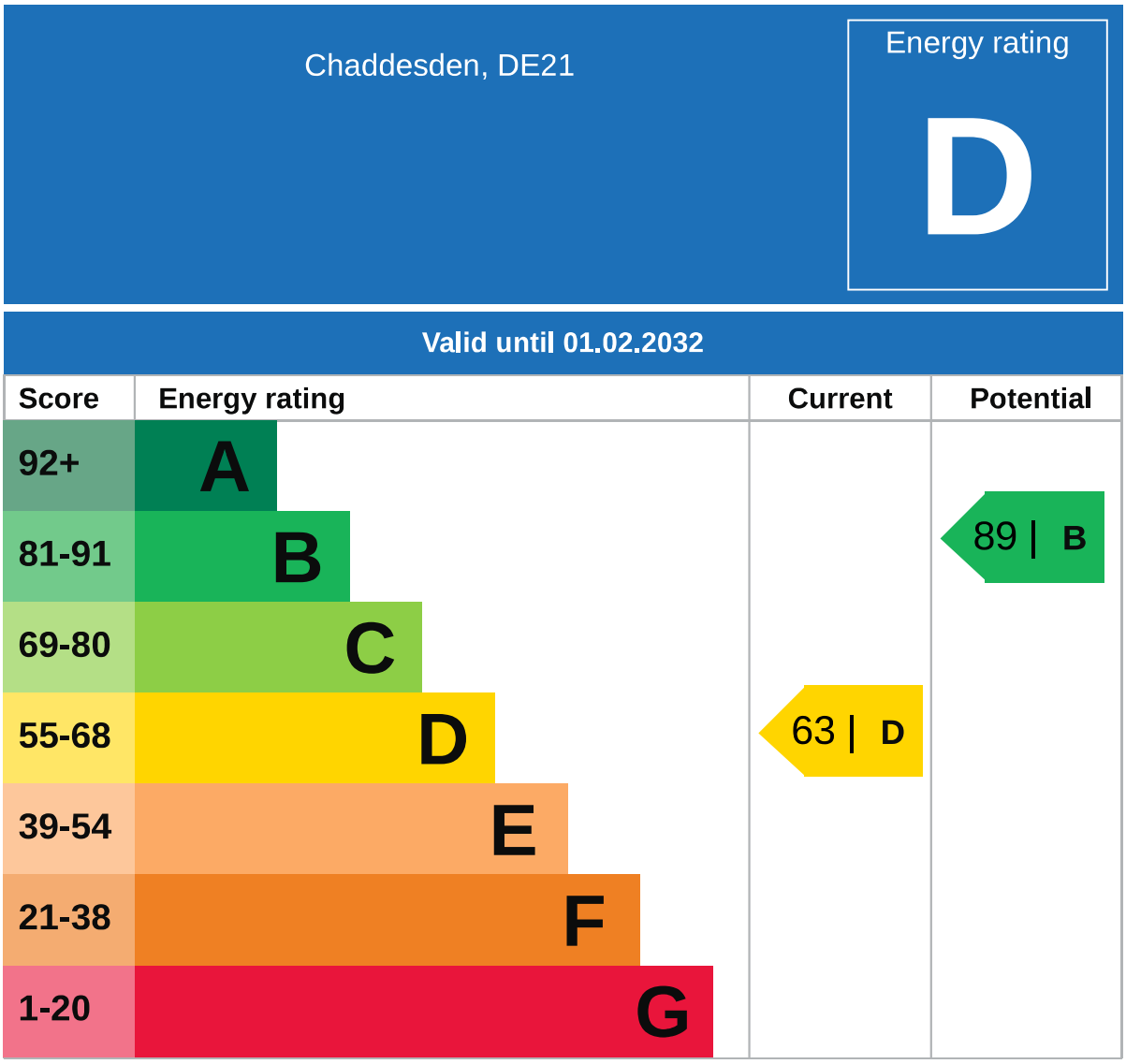
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 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:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	62 m^2

Hannells

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

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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.

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
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