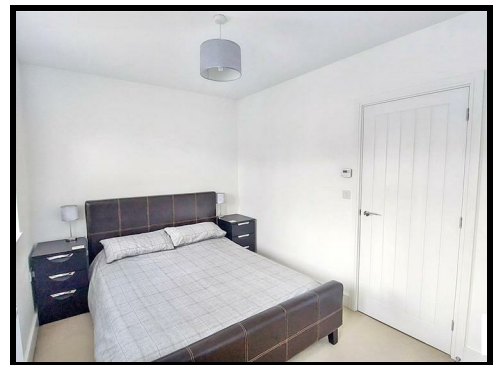




16 Arnfield Drive, Hilton, Derby, Derbyshire, DE65 5AA

£875 PCM

Scofield Stone are delighted to offer To Let this two bedroom terraced home situated at this popular residential address and being close to all local amenities on offer in Hilton. The property is very well presented throughout and benefits from a number of key features to include, driveway parking with space for two cars; entrance hall, lounge and fitted kitchen to the ground floor with two good sized bedrooms to the first floor. To the rear is a enclosed garden. Viewings are highly recommended.

Council Tax: Band B. EPC B(83). Deposit is £1005 and a holding deposit of £200 which will go towards the successful applicants first months rent.



Sales: 01283 777100
 Lettings: 01332 511000
www.scofieldstone.co.uk

16 Arnfield Drive, Hilton, Derby, Derbyshire, DE65 5AA

Full description

Located in the heart of the popular village of Hilton, Derbyshire, this well-presented two-bedroom townhouse offers comfortable and convenient living in a highly sought-after location. Ideal for professionals, couples, or small families, the property is within easy walking distance of a range of local amenities, including supermarkets, shops, cafés, schools, and leisure facilities.

Hilton benefits from excellent transport links, making it an ideal base for commuters. The nearby A50 provides quick and easy access to Derby, Burton upon Trent, Stoke-on-Trent, and the wider motorway network, including the M1 and M6. Regular bus services operate through the village, while rail connections are available from nearby Derby and Tutbury & Hatton stations, offering services to Birmingham, Nottingham, and other major destinations.

The accommodation offers well-proportioned living space throughout, including two generously sized bedrooms, making it suitable for a variety of tenants. Situated within a popular residential area, the property combines the benefits of village living with excellent connectivity to surrounding towns and cities.

Offering an attractive balance of location, convenience, and practicality, this townhouse presents an excellent opportunity for those seeking a well-located rental home in one of South Derbyshire's most desirable villages.

Entrance Hallway

10'11" x 3'9" (3.338 x 1.145)

Vinyl flooring, with neutral decorated walls, radiator and smoke alarm. Main fuse board and doorbell receiver. Heating control. Crystal light fitting to ceiling.

Kitchen

9'9" x 5'10" (2.981 x 1.793)



Neutrally decorated with neutral vinyl flooring, variety of floor and base units comprises light wooden effect wall units and base with matching drawer set. Mottled worktops with matching upstands. Stainless steel sink, half bowl and draining board with hot and cold mixer taps, UPVC double glazed window. Integrated electric cooker and gas hob with stainless steel splashback and extractor hood. Plinth heater and carbon Monoxide detector. Standard 4 spot light fitting in chrome. Wooden white doors with silver handles.

Downstairs Cloakroom

3'3" x 5'3" (1.016 x 1.613)

Matching neutrally decorated walls and vinyl flooring, white suite comprises basin with hot and cold tap and toilet. Radiator and obscured UPVC double glazed window and standard light fitting.

Lounge

13'6" x 9'10" (4.134 x 3.016)



Carpet to flooring with neutrally decorated walls and ceilings, French UPVC double glazed patio doors. White wooden doors with 2 standard light pendants, TV and telephone sockets, radiators and under stairs storage cupboard

Stairs & Landing

Flooring is neutrally carpeted and walls decorated neutrally. Wooden banister and spindles in white. Loft access, smoke alarm radiator and crystal light fitting as hallway.

Bedroom One

8'5" x 13'6" (2.577 x 4.127)



Carpet to flooring, walls and ceiling decorated in neutral colour. Built-in wardrobe, radiator, standard light pendant and UPVC double glazed windows, TV and telephone sockets. Heating control panel and wooden door.

Bedroom Two

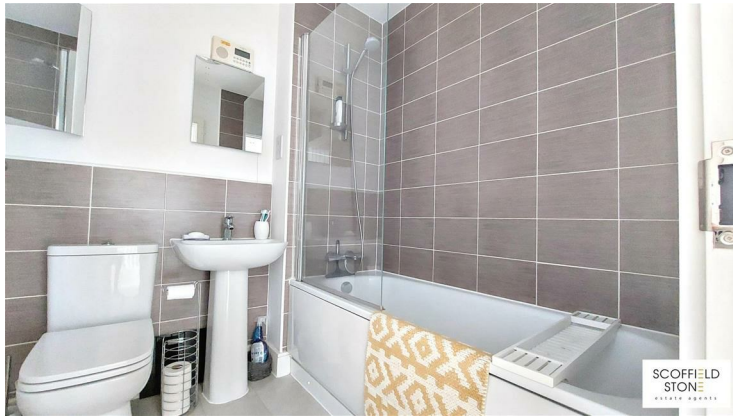
8'0" x 13'7" (2.462 x 4.146)



Flooring has cream carpet, walls and ceilings are neutrally decorated. UPVC double glazed windows, chrome spot light fitting, radiator and built-in storage cupboard.

Bathroom

6'3" x 6'3" (1.926 x 1.913)



Vinyl neutral flooring with half tiled and half painted walls, shaver socket, towel rail, extractor fan, light fitting. White bathroom suite comprises bath with hot and cold mixer taps and shower unit, silver riser rail and shower head, basin with hot and cold mixer taps and low flush toilet seat and lid and wooden door with internal lock.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: B

Monthly rent: £875

The building

Mid-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 ok, Vodafone poor, Three ok, EE good

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

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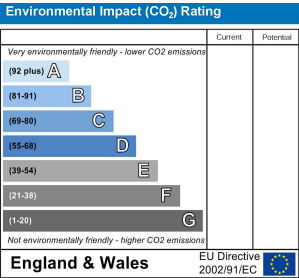
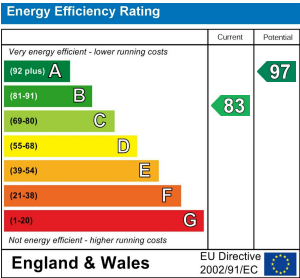
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words

///weedy.deprives.unroll

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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