

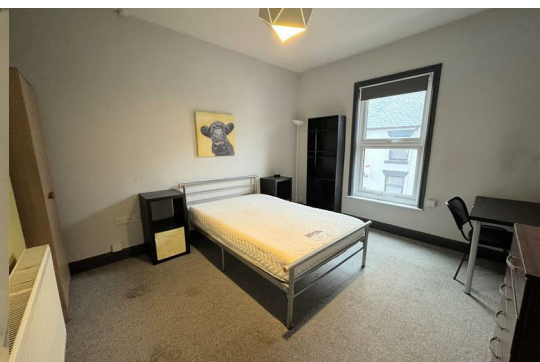


## Room 2, Flat 2 23 York Street, Derby, DE1 1FZ

**£450 Per Calendar**



Located in the Friar Gate area of the city centre is this well presented, furnished, first floor double room with shared four piece bathroom suite and kitchen with appliances. It is worth noting that Water, gas electric, council tax and water are included. \*\* Single Occupancy only\*\*



Entering the property in a communal hallway with secure locked door leading to the first floor. On the first floor is a landing area leading into three bedrooms, bathroom and kitchen.

Flat 2 is positioned to the front of the property looking out onto York Street comprising a large double bedroom with bed, wardrobe, desk and chair. The property is heated by a modern gas central heating system with thermostat and UPVC double glazing.

There is a four piece bathroom comprising a panelled bath, shower cubicle, wash basin and WC. The kitchen has an oven, hob, fridge and washing machine, dining table and chairs.

The bathroom and kitchen are shared between three people.

Parking is available on York Street requiring a residents permit.

**PLEASE NOTE**

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

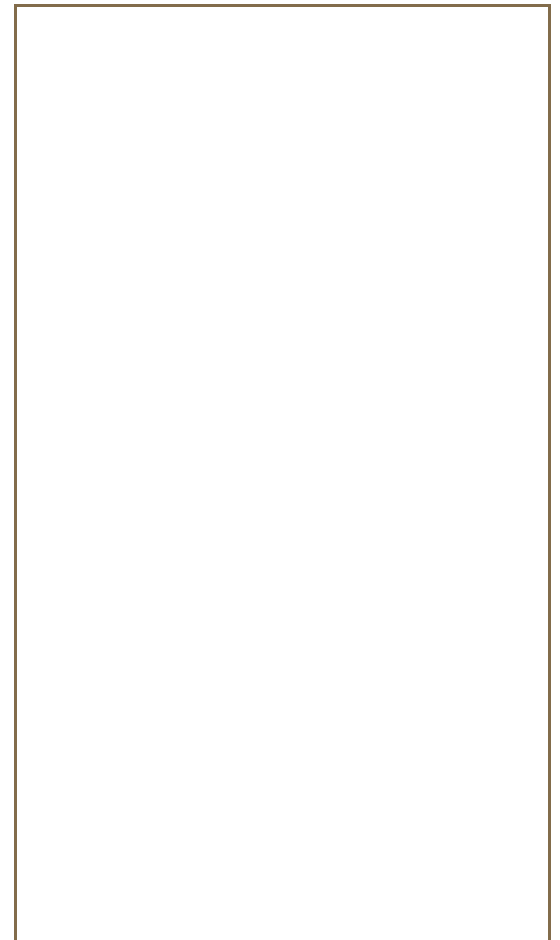
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

