



Fletcher



2 Bed House

15 Yardley Way, Belper DE56 0ES
£895 Per Calendar Month



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Semi Detached Property
- Two Bedrooms
- Quiet Cul De Sac Location
- Off Street Parking With Garage
- Enclosed Rear Garden
- Brand New Fitted bathroom
- Short Distance From Local Amenities
- Nice Rear Garden
- Council Tax A Band
- EPC C

Fletcher & Company are delighted to offer this superb two bedroom, semi detached property for rent.

The property is located in a quiet Cul De Sac just outside of Belper Town Centre and briefly comprises; Entrance hall, leading to Kitchen and a spacious lounge /dining area, stairs leading to the first floor and two bedrooms, and bathroom.

Entrance Hall

Accessed through a wooden single glazed door to the front elevation. light to ceiling and wall mounted radiator.

Kitchen

7'9" x 8'5" (2.38 x 2.57)

With a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainer with chrome mixer tap, four ring hob with extractor over, and single electric oven, space for fridge freezer, and plumbing for washing machine and a double glazed window to the front elevation.

Lounge / Dining Room

11'9" x 15'3" (3.6 x 4.66)

With double glazed window and door to the rear of the property providing access to the rear garden, central heating radiator, Adam style wooden fire surround with stone hearth, stairs leading to the first floor.

Landing

With loft access panel, smoke alarm

Bedroom One

11'11" x 11'9" (3.64 x 3.59)

With double glazed window to the rear elevation with lovely views, central heating radiator, built in cupboard.

Bedroom Two

5'8" x 11'11" (1.73 x 3.64)

With double glazed window to the front elevation, central heating radiator.

Bathroom

BRAND NEW three piece suite currently being installed. Pedestal hand basin with cupboard underneath and tiled splash back, low level flush WC, panel bath with shower over, double glazed window to the front elevation and built in airing cupboard housing the combination boiler.

Front of Property

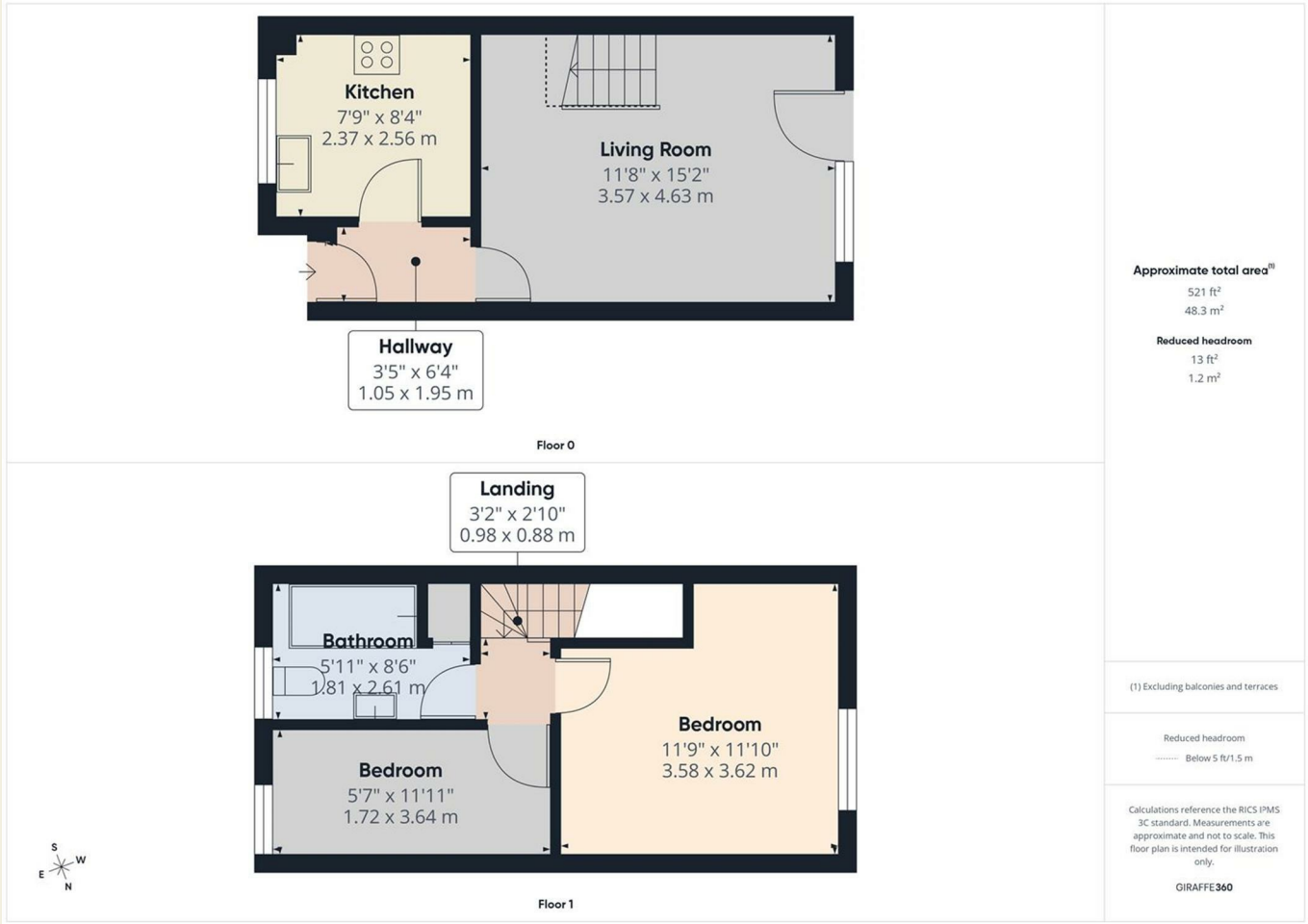
With off street parking and low maintenance garden. A pathway leads to the tiled storm porch with lighting and access to the single garage.

Rear of property

With a mature enclosed garden with sloping lawn and paved patio area, mature shrubs and trees to the borders, access door to the garage.

Council Tax

Amber Valley Council - Band A



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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