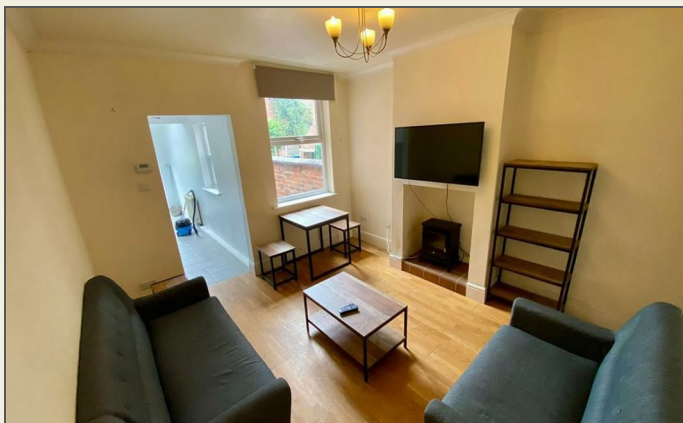




3 Bed House - Terraced

27 Leyland Street, Off Kedleston Road, Derby DE1 3PP
Offers Around £170,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- INVESTMENT ONLY – Student Let Property – £1, 665 per month
- Located off Kedleston Road – Walking Distance To Derby University & City Centre
- Lounge & Kitchen
- Three Double Bedrooms & Bathroom
- Enclosed Garden
- Property is Furnished – Ideal For Investor – Good Return of Income
- Spacious Accommodation – Character Features
- Popular & Convenient City Location
- Close To Markeaton Park, Darley Park & Derby Royal Hospital
- Good Road Links – A38, A50, A52 & M1 – Easy access to Derby Railway Station

INVESTMENT ONLY – Student Let Property – £1,665 per month – Located just off Kedleston Road in Derby, this charming terraced house presents an excellent investment opportunity. Currently let to students, it generates a commendable income at £1,665 per month, ensuring a steady return on investment. It is also furnished.

The location is particularly advantageous, being within walking distance of Derby University and the vibrant city centre, which offers a plethora of shops, restaurants, and entertainment options. Additionally, the property is conveniently situated near Markeaton Park and Darley Park providing a lovely green space for relaxation and leisure activities, as well as Derby Royal Hospital, making it appealing for healthcare professionals.

For those who require easy travel options, the property boasts excellent road links to the A38, A50, A52, and the M1, ensuring quick access to surrounding areas. Furthermore, Derby Railway Station is easily reachable, enhancing connectivity for both residents and visitors.

The Location

The property is located within the popular Kedleston Road area of Derby, located close to several Derby University Sites, Markeaton Park, Darley Park and Derby City Centre.

Derby City centre offers a wide range of shops and amenities including the modern shopping centre with its major retail outlets and state of the art cinema. The Cathedral Quarter also offers up-market clothing outlets together with a selection of cafès, bars and public houses. The property is also conveniently located within easy access Royal Derby Hospital. This location also offers easy access to employment opportunities at Rolls-Royce, Toyota and Bombardier.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 motorway and the main motorway network. These major trunk roads provide easy access to Nottingham, Burton On Trent and East Midlands International Airport.

Accommodation

Lounge

12'0" x 10'10" (3.68 x 3.31)

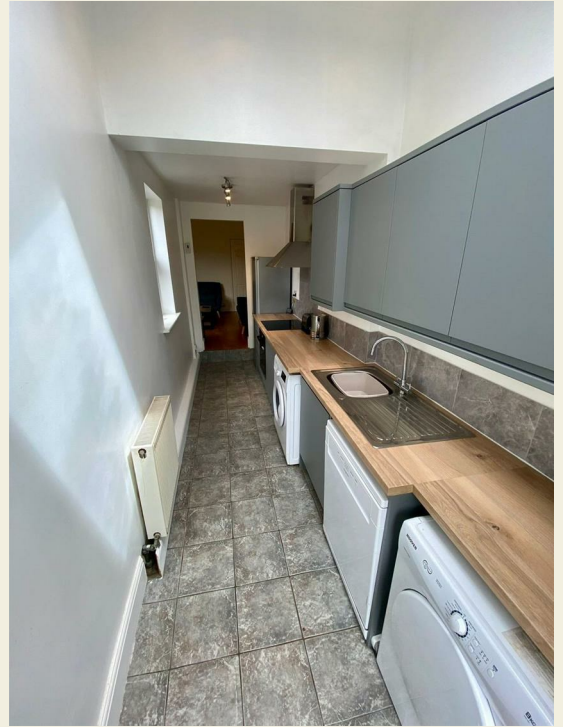
With radiator, staircase leading to first floor, double glazed window to rear.



Kitchen

17'3" x 5'2" (5.26 x 1.58)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in oven, built-in hob with extractor fan over, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator, tiled flooring, double glazed window to side, double glazed Velux style window and double glazed door giving access to garden.



Cellar

Bedroom Three

10'6" x 10'5" (3.21 x 3.19)

With radiator and double glazed window to front.



First Floor Landing

9'9" x 2'7" (2.99 x 0.80)

With access to roof space.

Bedroom One

10'11" x 10'5" (3.35 x 3.19)

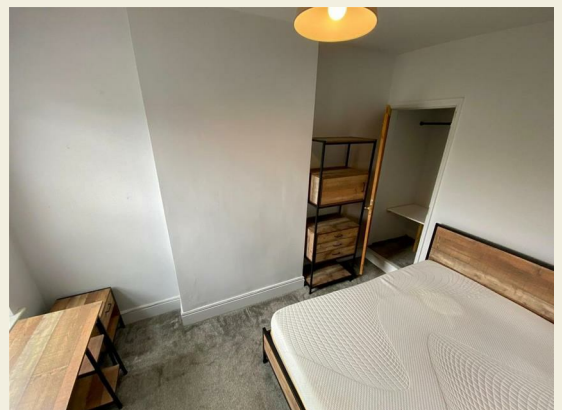
With radiator and double glazed window to front.



Bedroom Two

12'0" x 7'11" (3.68 x 2.42)

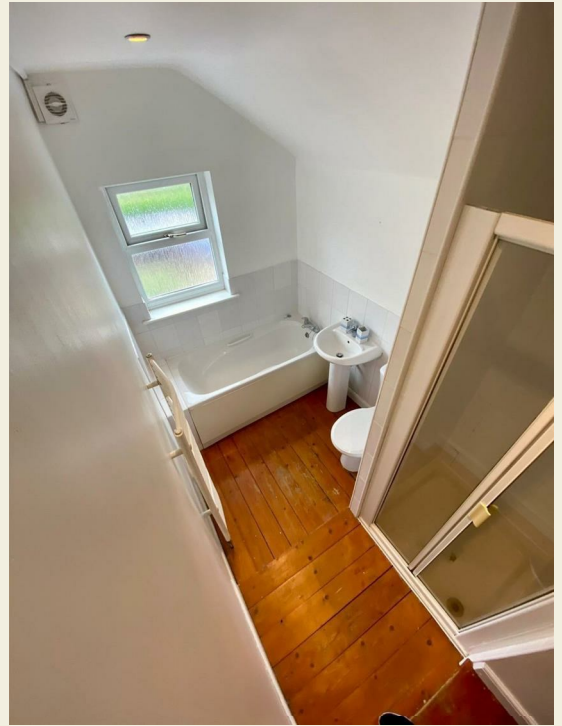
With built-in cupboard, radiator and double glazed window to rear.



Bathroom

11'3" x 5'4" (3.45 x 1.64)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, spotlights to ceiling, heated towel rail/radiator and double glazed window to rear.

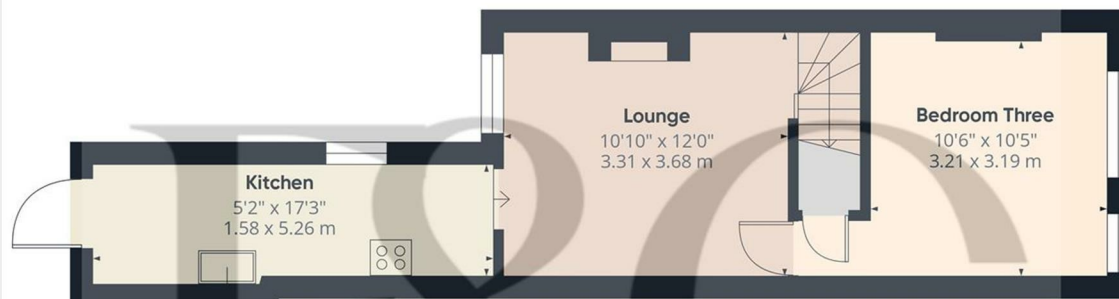


Garden

To the rear of the property is a paved garden with timber shed.



Council Tax Band A



Approximate total area⁽¹⁾
 368 ft²
 34.1 m²

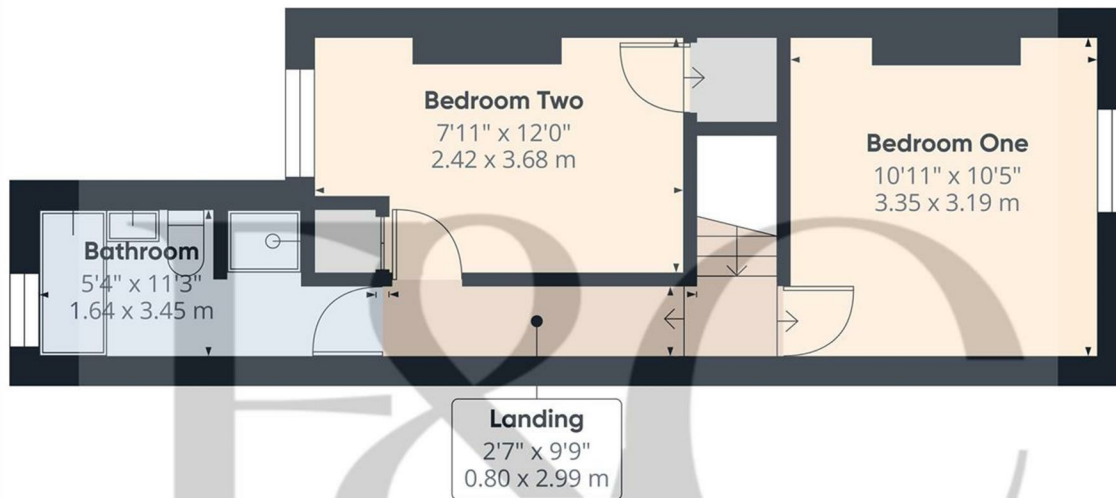
(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 0

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.



Approximate total area⁽¹⁾
300 ft²
27.9 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.

GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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