



8 Wyndale Drive, Ilkeston DE7 4JD

£850 Per Month



A three bedroom semi detached property situated in Kirk Hallam, Ilkeston. The property has a large living room with laminate flooring and a fitted kitchen and utility room. To the first floor there are three good sized bedrooms and family bathroom. Viewing highly recommended!!

Full Description

IPS Estates are pleased to offer this three bed end of terrace to the open market. The property is situated in a popular location on the Kirk Hallam Estates. And is only 8.5 miles from Derby City Centre and 8.1 miles from Nottingham City Centre, and only 2.8 miles from Ilkeston Train Station. The property comprises of an entrance porch and hall, open plan lounge and diner plus kitchen and utility room. To the first floor is stairs and landing leading to, three bedrooms and bathroom. Outside to the rear patio, and lawn. To the front small fore wall and patio hard standing. Council Tax Band A / Freehold

Front Porch

To the front entrance through a wooden door. And two single glazed windows to the front elevation.

Hallway

Through the aluminium door that leads to the hallway.

Lounge & Diner length 19'8" x width 11'4" (length 6.00m x width 3.47m)

This Open Plan room has a aluminium double glazed window to the front elevation. Skirting boards and wall mounted radiator. To the rear aspect is a aluminium double glazed window.



Kitchen length 8'10" x width 9'6" (length 2.70m x width 2.91m)

Having a range of base to a level units with a roll, top work-surface and splash-back tiles.

A double stainless steel sink and drainer with mixer tap and space for appliances. Overhead extractor hood and a aluminium double glazed window to the rear aspect. Skirting board and laminated flooring .



Utility Room length 5'6" x width 6'3" (length 1.70m x width 1.92m)

Having a base level unit with a roll top worksurface and wall mounted gas boiler, laminated flooring and skirting boards plus wall mounted radiator and storage space beneath the staircase. UPVC double glazed door to the side elevation.



Stairs & Landing

Hand rails and carpeted, access to the loft and a store cupboard.

Bedroom One length 10'4" x width to recess 11'6" (length 3.16m x width to recess 3.52m)

Having a aluminium double glazed window to the front elevation and wall mounted radiator. Skirting boards and carpeted.



Bedroom Two length 9'0" x width 13'5" (length 2.76m x width 4.11m)

Having a aluminium double glazed window to the rear aspect and wall mounted radiator.

Skirting boards and carpeted.



Bedroom Three length 10'8" x width 7'11" to recess. (length 3.26m x width 2.42m to recess.)
Having a aluminium double glazed window to the front elevation and a wall mounted radiator, carpeted and skirting boards.



Bathroom length 5'8" x width 4'10" (length 1.75m x width 1.49m)
Comprising of a two piece suite with a panelled a bath and electric shower with waterproof cladding. Sink on a pedestal and splashback tiles. Vinyl flooring wall mounted radiator and aluminium opaque double glazed window to the rear aspect.



WC
Having a low-level toilet vinyl flooring and aluminium opaque glass window to the rear aspect.

Outside
Enclosed with, wooden fencing, with a patio, hard standing and a raised lawn and timber built shed, gates for side access.
Front garden, having small brick wall, wrought iron gate and patio hard-standing.



Freehold Property
Council Tax Band A
AST for the first six months then after a rolling contract
Bond £850 Rent First months rent in advance £850.
Deposit Alternative Available.

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.
- Estate Agents Act 1979; “associate” has the meaning given to it in section 32(1) of the Act; “client” means a person on whose behalf an estate agent acts; “connected person” in relation to an estate agent .

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
		64
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		42
		49
EU Directive 2002/91/EC		
England & Wales		

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