



**4 Haulton Drive, Derby, DE74 2SU**

**£975 Per Month**

This property comprises of a spacious and open plan dining/kitchen space, conservatory and living room. On the first floor are two large double bedrooms and a dressing room / home office and a 3 piece bathroom suite.

The house has a driveway for 2 vehicles, a large rear garden and quiet cul-de-sac location. Available for viewings now.

### Kitchen/Diner 8 x 16 (2.44m x 4.88m )



A spacious and open plan kitchen/diner. Access to the Conservatory via the kitchen. The kitchen has sleek, black work tops, plenty of cupboard space and neutral modern colour pallet.

### Living Room 8 x 16 (2.44m x 4.88m )



Large and bright living space with UPVC double doors to the rear which leads to outdoor slabbed area.

### Conservatory



With light tiled flooring, the conservatory is spacious and ties the inside of the property to the lovely back garden.

### Master Bedroom 16 x 8 (4.88m x 2.44m )



A very large double bedroom with views over both the rear and the front of the property.

### Dressing Room 6 x 8 (1.83m x 2.44m)



This room leads into the master bedroom. There is plenty of space to use it as a dressing area or an at home office.

### Bedroom 2 11 x 9 (3.35m x 2.74m )



A second double bedroom with large 'built in' wardrobes.

### Bathroom 6 x 5 (1.83m x 1.52m)

This bright wash room includes a toilet, sink and bath/shower.

### Garden

A sizeable, low maintenance rear garden with slabbed patio area and access to the double parking space.

### Parking

The property has driveway parking spaces for 2 cars.

### PLEASE NOTE

We are a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman. The information given below is

provided to ensure you are fully informed of any fees and costs involved in renting a property

All fees & charges are shown inc VAT.

Holding deposit (per tenancy):

One week's rent Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy, Rent of less than £50,000 per year): Five weeks' rent. This covers damage or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy, Rent of £50,000 or over per year): Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent:

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s):

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request):

£60 (inc VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (Tenant's Request):

£60 (inc VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

#### Early Termination (Tenant's Request):

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy

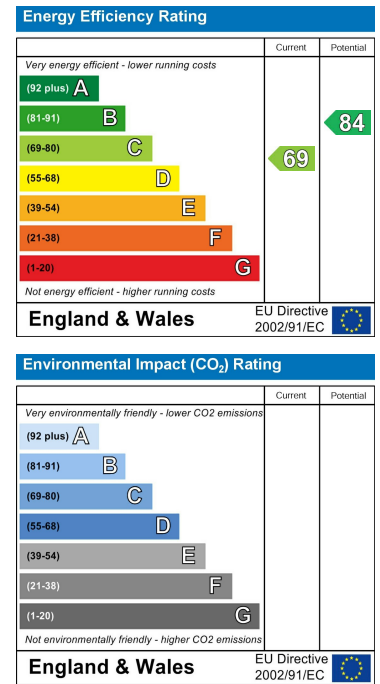
Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England and Wales, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

Floor Plan

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.