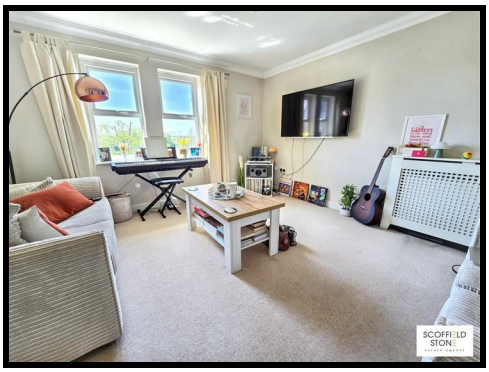
SCOFFIELD STONE
estate agents









53 Wildhay Brook, Hilton, Derbyshire, DE65 5NU

£125,000

Chain free and ready to move into, this well presented two bedroom second floor apartment in Hilton offers countryside views, en suite, separate kitchen, and two allocated parking spaces. Ideal for first time buyers, downsizers, or investors, with excellent access to local amenities and transport links.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

53 Wildhay Brook, Hilton, Derbyshire, DE65 5NU

Summary Description

Located at the southern edge of Hilton, Derbyshire, this well presented two bedroom second floor leasehold apartment at 53 Wildhay Brook offers a practical and comfortable living space with attractive countryside views. Positioned within a well maintained development, the property is offered for sale chain free, making it an excellent opportunity for first time buyers, downsizers, or investors seeking a straightforward purchase. The accommodation extends to approximately 63 square metres, 679 square feet, and is arranged to provide a balanced layout with clearly defined living and sleeping areas.

The property features a spacious lounge with windows that frame open rural views, creating a bright and welcoming environment. A separate kitchen diner is fitted with a range of units, integrated cooking appliances, and space for additional appliances, offering both functionality and room for everyday dining. The main bedroom benefits from fitted wardrobes and an en suite shower room, while the second bedroom is well proportioned and versatile. A separate bathroom adds further convenience. Additional features include electric heating, built in storage, and two allocated parking spaces within the development.

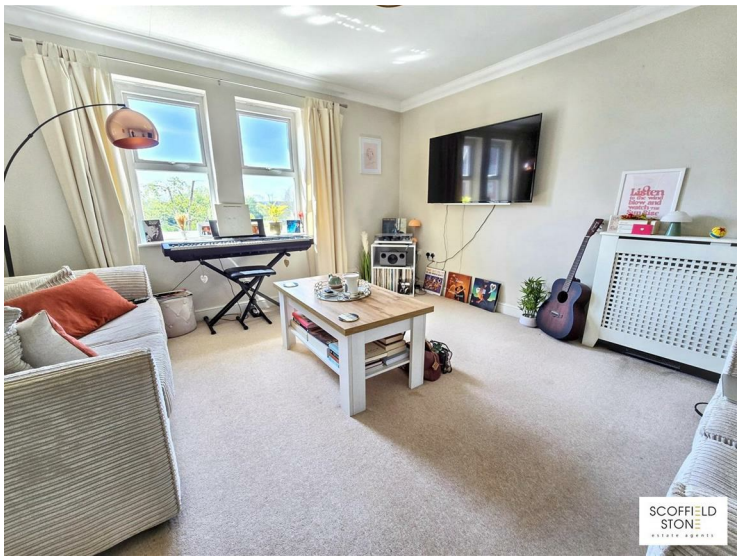
Hilton is a highly regarded South Derbyshire village offering a wide range of amenities including shops, supermarkets, cafes, and healthcare facilities. There are well respected local schools for a range of ages, making the area popular with a variety of buyers. The location provides excellent access to the A50, linking Derby, Burton upon Trent, and the wider road network, while regular public transport services connect the village to surrounding areas. Nearby countryside and walking routes further enhance the appeal of this well positioned home.

Entrance Hall

Carpeted with panelled entrance door, built in storage cupboard, airing cupboard housing the hot water cylinder, and wall mounted electric heater.

Lounge

13'3 x 12'4 (4.04m x 3.76m)



Carpeted with two front aspect UPVC double glazed windows enjoying views towards the surrounding countryside. Television and telephone points, night storage heater.

Kitchen/Diner

13'9 x 10'3 (4.19m x 3.12m)



Fitted with a range of cottage style wall and base units with stone effect roll edge work surfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap, integrated electric oven with electric hob and extractor hood above, plus under counter space and plumbing for appliances. Ceramic tile effect flooring, two front aspect UPVC double glazed windows, wall mounted electric heater.

Bedroom One

11'4 x 9'6 (3.45m x 2.90m)



Carpeted with rear aspect UPVC double glazed window, fitted wardrobes, and wall mounted electric heater.

En Suite Shower Room

7'7 x 5'10 (2.31m x 1.78m)

Fitted with shower enclosure and plumbed shower, pedestal wash hand basin with mixer tap, low flush WC, electric towel rail, and shaving point. Carpeted with rear aspect obscure UPVC double glazed window.

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Bedroom Two
9'5 x 8'8 (2.87m x 2.64m)



Carpeted with two side aspect UPVC double glazed windows and wall mounted electric heater.

Bathroom
6'1 x 7'2 (1.85m x 2.18m)



Fitted with bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, and low flush WC. Tiled splashbacks, electric panel heater, carpeted floor, and rear aspect obscure UPVC double glazed window.

Outside



Set within well maintained communal grounds. Views over the rural landscape can be enjoyed from the lounge window, and the property benefits from two allocated parking spaces within the development car park.

Material Information
Verified Material Information

Council Tax band: B
Tenure: Leasehold
Lease length: 978 years remaining (999 years from 2005)
Ground rent: £200 pa
Service charge: £1839.69 pa
Lease restrictions: No business purposes
(See fourth schedule of lease)
Property type: Flat
Property construction: Standard brick and block construction
Energy Performance rating: D
Number and types of room: 2 bedrooms, 2 bathrooms
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No

Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: No
Loft access: No

Follow the link for the full report:
https://moverly.com/sale/4Rwa9L4mMnCMJT8wHU3eCf/view

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £850pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

///recliner.students.pouch

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

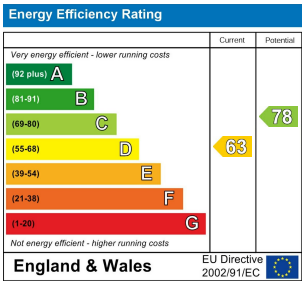
Approx Gross Internal Area
63 sq m / 679 sq ft

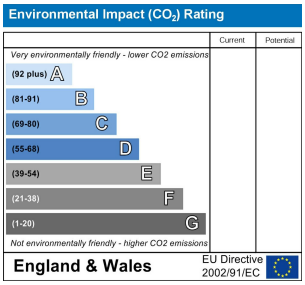


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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