



19a York Street, New Zealand, Derby, Derbyshire, DE1 1FZ

£750 PCM

Scofield Stone are delighted to offer 'To Let' this well presented and charming one bedroom ground floor apartment, ideally located at the popular west end of Derby just off Vernon Street, close to all local amenities and within walking distance to the City Centre. Accommodation comprises; Entrance porch to open plan sitting room with fully fitted kitchen and integral appliances, double bedroom with walk in storage cupboard and modern bathroom with power shower. The property benefits from double glazing throughout, night storage heating and has gated access to rear yard with single designated parking spot.

EPC: C (78). Council Tax Band: A. Deposit £865 and a holding deposit of £170 which will go towards the successful applicants first months rent.



Sales: 01283 777100
Lettings: 01332 511000

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FULL DESCRIPTION

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Entrance Porch

Open Plan Kitchen Living

13'8" x 19'3" (4.17m x 5.87m)

Living Area



A bright and inviting open plan living space, beautifully presented with attractive wood flooring and a neutral colour palette. Large sash-style windows flood the room with natural light, creating an airy atmosphere and offering ample space for both comfortable seating and dining. The open plan design makes this an ideal space for relaxing or entertaining.

Kitchen



Open to the living space, the contemporary kitchen is fitted with a stylish range of gloss white shaker-style units complemented by contrasting work surfaces and tiled splashbacks. The layout incorporates a useful breakfast bar, providing additional workspace and casual dining space. Integrated appliances include an electric oven, hob with extractor hood, fridge, freezer and washer/dryer, ensuring a clean and streamlined finish.

Inner Hallway

Providing access to the bedroom and bathroom, the hallway also benefits from a useful airing cupboard housing the hot water cylinder.

Bedroom

13'8" x 8'6" (4.17m x 2.61m)



A well-proportioned double bedroom positioned to the rear of the building, offering a peaceful retreat from the main living accommodation. Finished in neutral tones and benefiting from a large walk-in storage cupboard with fitted shelving and drawers, the room combines comfort with practicality.

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Bathroom

7'9" x 5'6" (2.38m x 1.69m)



Stylishly appointed and finished in contemporary tones, the bathroom comprises a panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC and heated towel rail. Complemented by modern tiling and wall-mounted lighting, the space offers both comfort and convenience.

Outside



Accessed via secure coded gates, the rear of the development provides residents' parking. Apartment 19A benefits from an allocated parking space situated immediately behind the building, a valuable feature in such a convenient location.

Material information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: C

Monthly rent: £750

The building

Mid-terrace flat, standard construction

1 bedroom

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three good, EE great

Parking: Allocated, Gated, Off Street, and Rear

In a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (DY38337):

- The owner must not block or obstruct the access path on the land. A restrictive covenant is a rule that prevents the owner from doing something specific with their land.

- The owner is required to repair and maintain the brick wall between two specific points (marked A and B on the plan) to ensure it remains the same height as the wall at the neighbouring property (number 19).

- The property is subject to seven long-term leases for the individual apartments. This means that while the seller owns the overall building (the freehold), individual flat owners have 999-year rights to live in their specific units.

No environmental risks recorded

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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.

WHAT3WORDS

///plans.path.half

<https://w3w.co/plans.path.half>

Disclaimer 03/2021 (Hilton)

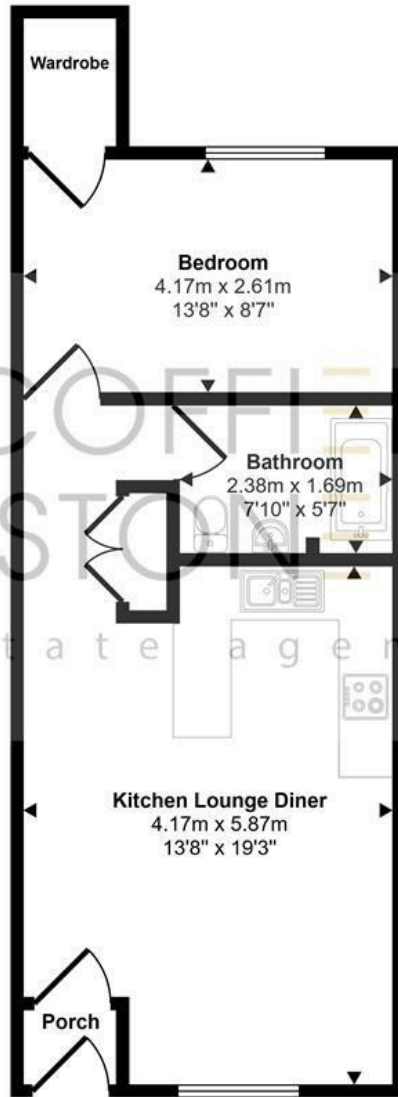
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each 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.



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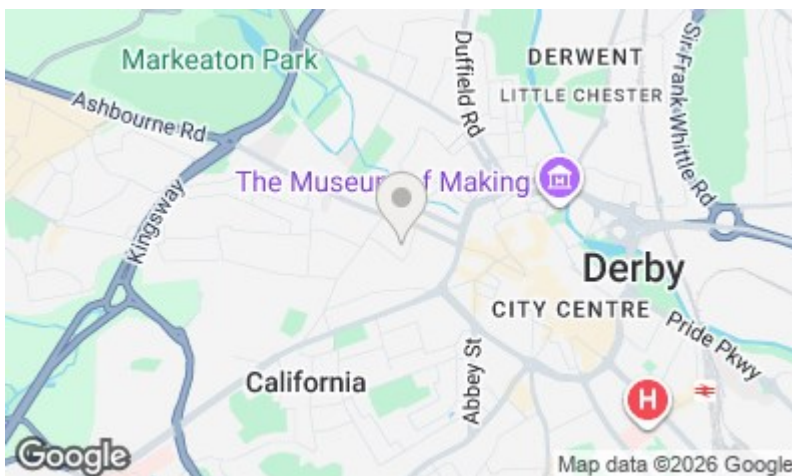
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Approx Gross Internal Area
45 sq m / 480 sq ft



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.



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			
England & Wales		75	82
		EU Directive 2002/91/EC	

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			
England & Wales			
		EU Directive 2002/91/EC	



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