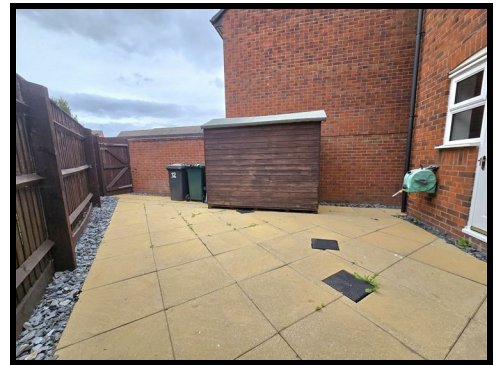




12 Hull Street, Hilton, Derby, DE65 5BN

£1,200 PCM

AVAILABLE NOW -Scofield Stone are pleased to offer To Let this charming three-bedroom semi-detached house located on Hull Street in the desirable area of Hilton, Derby. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike. Upon entering, you will find a spacious reception room that has been recently decorated in neutral tones, providing a fresh and inviting atmosphere. This versatile space is perfect for relaxing or entertaining guests. The house boasts three well-proportioned bedrooms, each offering ample natural light and space.

Council tax band: (C) EPC rating: (C) Deposit: £1,380, and a holding deposit of £270 which will go towards the successful applicants first months rent.

FULL DESCRIPTION

Nestled in the charming area of Hilton, Derby, this delightful semi-detached house on Hull Street offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two bathrooms, ensuring convenience for all residents and guests. This thoughtful layout enhances the functionality of the home, making it suitable for both busy mornings and relaxing evenings.

The surrounding area of Hilton is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike.

This property presents a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant neighbourhood. With its appealing features and prime location, this semi-detached house is not to be missed.

Entrance Hall

Having wood effect flooring and neutral decor, front aspect part obscure glazed composite main entrance door, telephone point, radiator.

Guest Cloakroom/WC

4'9" x 4'5" (1.45 x 1.36)



Having wood effect flooring and stylish decor, front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps with tiled splashback, low flush wc, radiator.

Lounge

17'0" x 9'11" (5.19 x 3.03)



Having wood effect flooring and stylish decor with front aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors to garden, two radiators, tv point.

Kitchen/Diner

15'10" x 13'4" (4.85 x 4.07)



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed window, rear aspect obscure glazed door to rear garden with side window, fitted wall and floor units to Beech effect in shaker style with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, integrated dishwasher, integrated washing machine, wall mounted gas boiler, under stairs storage cupboard, two radiators.

Stairs/Landing

Carpeted and neutrally decorated, wooden spindle staircase, radiator.

Bedroom One

13'3" x 9'5" (4.05 x 2.89)



Carpeted and neutrally decorated, two front aspect upvc double glazed windows, fitted wardrobes with mirrored sliding doors, tv point, radiator.

Bedroom Two

9'2" x 10'2" (2.81 x 3.1)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe with mirrored sliding doors, over stairs cupboard housing the hot water cylinder, radiator.

En Suite Shower Room

6'9" x 5'8" (2.08 x 1.75)



Having ceramic tile effect flooring and neutral decor, front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, low flush wc, shower enclosure with plumbed shower and tiled splashback, radiator.

Bedroom Three

7'9" x 6'10" (2.38 x 2.09)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, access to roof space.

Bathroom

6'4" x 6'1" (1.95 x 1.87)



Having ceramic tile effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps and tiled splashbacks, radiator.

OUTSIDE

Frontage

You are greeted at the front by a shale border and paving to the main entrance.

Rear Garden



An enclosed and private low maintenance garden. Shed with power. Cold water tap. Gate to rear and parking.

Car Parking



There are two designated parking spaces found in a communal parking area accessed via an arched entry from Hull Street.

What3Words

///tanked.worlds.spilling

Material information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

Monthly rent: £1,200

The building

Semi-detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated, Off Street, On Street, and Private

Not 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

No environmental risks recorded

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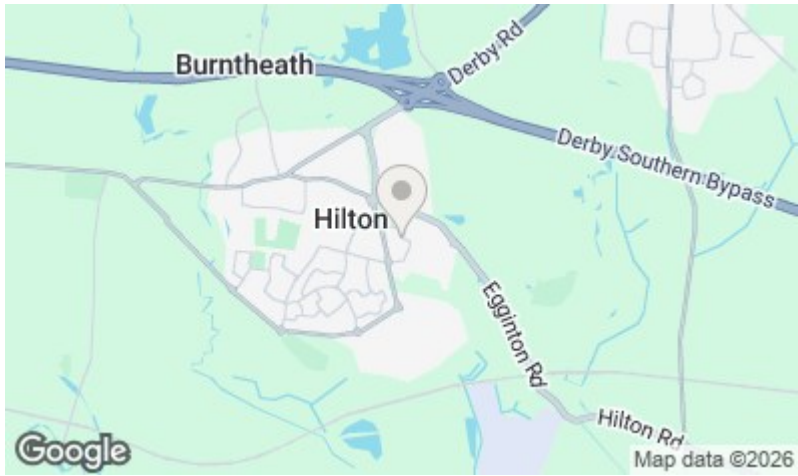
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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.



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Lettings: 01332 511000
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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