



60 Dale End Road, Hilton, Derby, DE65 5FW

£795 PCM

Nestled in the charming area of Dale End Road, Hilton, Derby, this delightful cottage presents an excellent opportunity for those seeking a comfortable and low-maintenance home. With an inviting cosy reception lounge, this property offers ample space for relaxation and entertaining guests. The two well-proportioned bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the needs of the household.

EPC Rating: E (50), Council Tax Band: A, Deposit: £730 and a holding deposit of £180



Sales: 01283 777100
Lettings: 01332 511000
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Full Description

The cottage is designed for modern living, featuring gas central heating to ensure warmth and comfort throughout the year. Additionally.

One of the standout features of this property is the low-maintenance enclosed garden, perfect for enjoying the outdoors without the burden of extensive upkeep. This space is ideal for those who appreciate a touch of nature, whether it be for a morning coffee or an evening gathering.

This cottage is not just a home; it is a property that keeps giving, offering both comfort and practicality in a desirable location. Whether you are an individual or a small family, this charming residence is sure to meet your needs. Do not miss the chance to make this lovely cottage your home.

Entrance Hallway

Tiled flooring and newly painted walls, main electric fuse box, standard enclosed light fitting, front uPVC double glazed door with obscured glass, with the stair case leading to the first floor, and a obscured glass panelled door leading into the lounge area.

Kitchen and Breakfast bar area



A galleried style kitchen with tiled flooring and neutrally decorated walls, a variety of wooden kitchen base and floor units, with neutral round edged worktops integrated electric oven and extractor hood and gas hob, radiator, central heating boiler, stainless steel sink and draining board with a silver hot and cold mixer tap and a separate cold water tap. Spot lights to ceiling, good sized under stairs storage space, plumbing and space for a washing machine, extension to the kitchen is a breakfast bar area with worktop, radiator, uPVC windows, strip lighting and space for a fridge freezer near the side door leading to the garden wooden panelled door leading to a shower room.

Lounge

12'10" x 11'0" (3.925 x 3.362)



Brand new carpet and newly neutrally decorated walls, feature tiled fire place and hearth and wooden surround with an electric fire. Storage cupboard housing gas meter, radiator, uPVC windows, standard central and matching wall light fittings and wooden door leading into the kitchen.

Stairs and Landing

Carpeted stair case with wooden hand rails both sides, standard enclosed light fitting and small landing area leading to both bedrooms.

Ground floor shower room



Double enclosed shower tray with a sliding glass door, electric shower, extractor fan, spot lights, white basin and WC, obscured uPVC double glazed window, wall mounted electric heater and heated towel rail. Wooden panelled door, tiled walls and flooring.

Bedroom One

13'0" x 12'5" (3.981 x 3.790)



Double bedroom, with brand new neutral carpet to flooring and wall decoration neutrally, radiator, uPVC double glazed window, standard enclosed light fitting, wooden panelled door with brass handles. Wooden folding door leading to en-suite shower room.

Bedroom Two

7'7" x 11'1" (2.326 x 3.380)



Single bedroom with Brand new neutral carpet to flooring, neutrally decorated walls, spot light fitting, radiator, uPVC double glazed window and wooden panelled door.

En-suite Shower Room

En-suite shower room, wooden folding doors with a single shower enclosed shower cubical with glass door, electric shower, tiled walls throughout and tile effect vinyl flooring. White basin with hot and cold taps and wc, extractor fan and radiator.

Outside front



Enclosed garden with wooden fence panels, this is a very low maintenance garden with graveled area and borders with shrubs and plants and garden gate

and garden shed, with access to a pathway leading back onto Dale end road along with a jitty leading to the public car park on Main Street, Hilton.

Material Information

Verified Material Information

Monthly rent: £795

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: On Street

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

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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

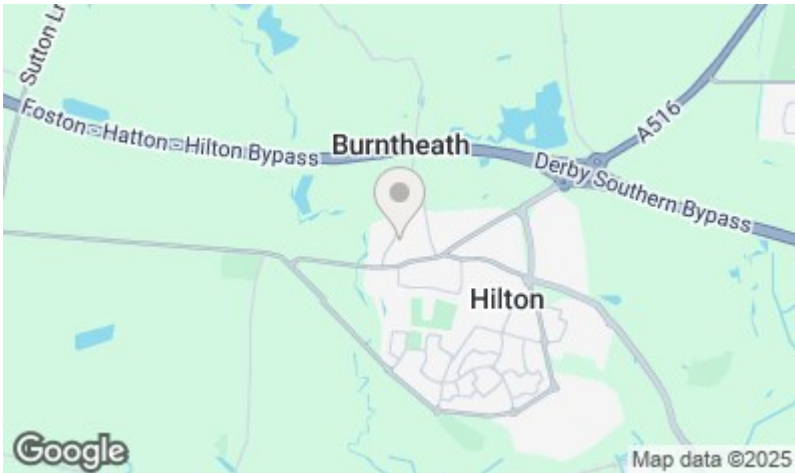
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Disclaimer 03/2021 (Hilton)

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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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	EU Directive 2002/91/EC	82

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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