



8 Halifax Close, Hilton, Derby, DE65 5HH

£925 PCM

AVAILABLE BEGINNING NOVEMBER - Scofield Stone are delighted to offer 'To Let' this well presented two bedroom semi-detached home situated in this highly sought after area . The accommodation briefly comprises; sitting room, kitchen diner, one master bedroom, one double room, and a modern family bathroom with an electric shower. The property benefits from full UPVC double glazed windows, gas central heating.

EPC: 68 (D). Council Tax Band: B. Deposit £1065, which includes a Holding Deposit of £210 which will go towards the successful applicants first month rent.

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Full Description

Presenting a new semi-detached home available for let in a tranquil location that boasts excellent connectivity through public transport links. This property is in close proximity to local amenities and coveted schools, making it an ideal choice for families and couples alike.

The property features two well-presented bedrooms. The master bedroom is a generous double room bathed in natural light and offers the convenience of built-in wardrobes. The second bedroom is a compact yet charming space that similarly benefits from an abundance of natural light.

The home provides one reception room, perfect for relaxing or entertaining guests. The kitchen, brightened by natural daylight, is well-equipped, providing a welcoming space for home-cooked meals.

A standout feature of this property is the inclusion of a garage, providing secure parking or additional storage space as required.

Please note that the property comes unfurnished, giving you the freedom to style it according to your taste and preferences.

This semi-detached home beautifully combines a peaceful location with the convenience of nearby amenities, presenting a perfect opportunity for those looking for a harmonious blend of comfort and practicality.

Sitting Room



Neutrally decorated walls, flooring to carpet, ceiling lamp, radiator and UPVC double glazed window.

Kitchen/Diner



Neutrally decorated walls with tiled splash back above base units, Laminate tile effect flooring, worktop to base units, sink with mixer taps, plumbing for washing machine, upvc window and upvc door leading to rear garden

Bathroom



White three piece bathroom suite with tiled walls .

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Bedroom One



Carpet to flooring with neutrally decorated with a feature blue wall, light shade to ceiling, upvc window, radiator and built in wardrobes.

Bedroom Two



Carpet to flooring, neutrally decorated, lamp shade to ceiling, fitted wardrobes, radiator and upvc window

Outside



Mainly laid to lawn, and decking area

What3Words

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Material Information

Verified Material Information

Monthly rent: £925

Deposit: £1065

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Off Street, Driveway, and Garage

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: None

Coal mining area: No

Non-coal mining area: No

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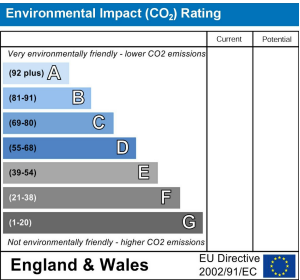
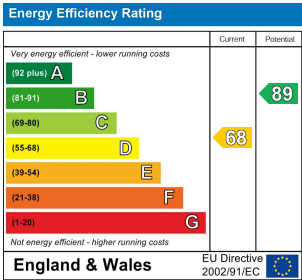
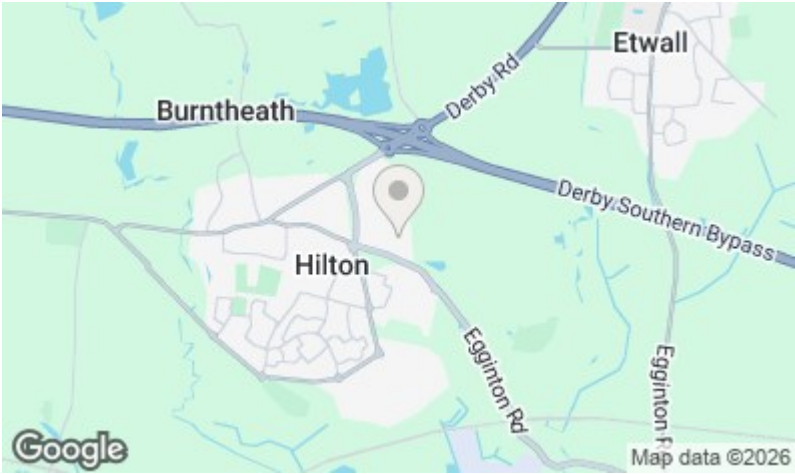
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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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