Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

3 Headingley Court, Littleover, Derby, DE23 6XS

£925 Per Calendar

2 1 1 C

Headingley Court, Littleover is the perfect location for ease of access to Derby City Centre, Rolls-Royce plc and the main road networks out of the city. A very smart property recently decorated in general good order throughout. Off road parking along with private rear garden and shed.** LONG TERM LET **

Set in a quiet cul-de-sac and with access to a small green this is a very desirable property for a professional. Leaving Derby on the Burton Road and heading through the village of Littleover. Passing the main shopping area turn left into Shepherd Street, leading to Normanton Lane and at the bottom of Normanton Lane pass over the island head along Pavillion Way and turn left into Headingley Court.

ENTRANCE HALL
with fitted carpets and with a small store under the stairs and stairway to the first floor

KITCHEN
5'8 x 9'6 (1.73m x 2.90m)
With a good range of fitted units. Gas oven and hob. Plumbing for washing machine. Space for fridge freezer.

SITTING ROOM
12'2 x 15'7 (3.71m x 4.75m)
Delightful Sitting Room with excellent space for Dining Area. Feature fitted Adam style fireplace and gas coal effect fire. Large feature double patio doors leading to the rear gardens and small side window. This delightful room is immaculately decorated with fitted carpet and expensively fitted curtains with tie-backs.

BEDROOM ONE
12'2 x 9'7 (3.71m x 2.92m)
This double bedroom has a large wardrobe with mirror fronts and with lovely aspect overlooking the rear garden.

BEDROOM TWO
12'0 x 8'6 (3.66m x 2.59m)
with two windows both to the front and overlooking spacious local green. Fitted cupboard.

BATHROOM
Modern Bathroom with bath, whb and wc. Electric shower over the bath.

OUTSIDE
There is private carparking and a private driveway adjacent to the property. A small garden area to the front of the property and private, gated gardens to the rear. A good-size storage shed is set in the garden. The garden is mostly laid to lawns and shrub border with patio and path. An excellent size for barbecue or a safe and quiet seating area in the summer months.

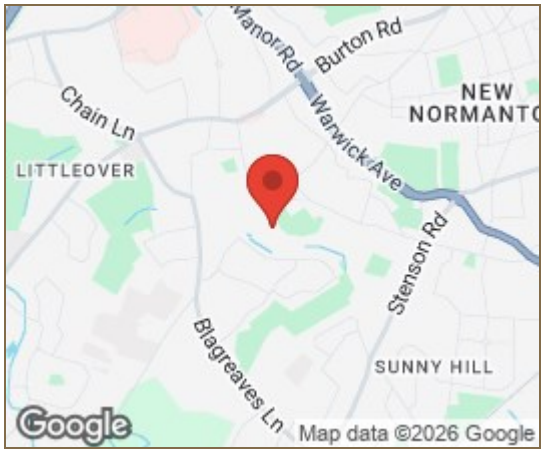
PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

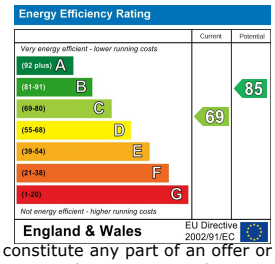
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

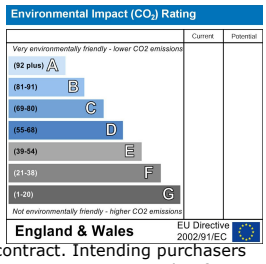
Area Map



Floor Plans

Energy Efficiency Graph





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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk