

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

13 Railway Terrace, Railway Cottages Derby, DE1 2RU



- Traditional mid-terrace • Grade II Listed • Set within a conservation area • Close to Derby Railway Station and City centre • Sought after location • Gas central heating • Entrance hall • Lounge • Dining room • Kitchen • Two chamber cellar • First floor semi-galleried landing • Spacious master bedroom • Two further bedrooms • Family bathroom • Small foregarden • Low maintenance garden and driveway with parking for two cars to the rear •

£875 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

lettings@scargillmann.co.uk www.scargillmann.co.uk

GENERAL INFORMATION

A historic and well presented Grade II Listed former railway workers' cottage, occupying this highly convenient and sought after location within a conservation area with blue bricked pavements, period street lamps and offers a wealth of charm and character.

The property is within a short walking distance of Derby Railway Station and City centre.

The property benefits from gas central heating, character sash windows and the accommodation in brief comprises, entrance hall, lounge, dining room, two chamber cellar, first floor semi-galleried landing, spacious master bedroom, two further bedrooms and period four piece bathroom.

Outside, there is a small court foregarden with wrought iron and hedgerow boundary and steps leading to the front door. To the rear of the property there is a driveway providing off-road parking for two cars and low maintenance garden.

LOCATION

The property occupies a most convenient and sought after location within walking distance of Derby Railway Station and is located a short walk away from Derby City centre.

There is access to the local Bass recreational ground and Pride Park and the property is also on the fringe of the proposed Derby promenade and Castle Ward development.

Derby City centre also offers an excellent range of local amenities including restaurants, bars in the Cathedral Quarter, the intu shopping centre also offers state of the art cinema and a range of major retail outlets and leisure centre on Queens Street.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Charming original panel entrance door, radiator, feature arched ceiling and staircase leading to the first floor.

TWO CHAMBER CELLAR

With power, lighting and houses gas and electric meters.

LOUNGE 12' x 12' into recess (3.66m x 3.66m into recess)

Multi-pane sash window to the front elevation, feature fireplace with marble hearth, limestone effect surround and stainless steel pebble effect fire and TV and telephone points.

DINING ROOM 13'1" x 8'5" to 9'5" into recess (3.99m x 2.57m to 2.87m into recess)

Multi-pane sash window to the rear elevation, radiator, arched recess with base cupboards under and original panel door storage cupboards into chimney breast recess.

KITCHEN 12'1" x 8'8" into recess (3.68m x 2.64m into recess)

Fitted with a range of wall base and drawer units with roll edge laminated work surface over, stainless steel 1½ bowl sink drainer with mixer tap, space for stand alone Baumatic stainless steel gas cooker with four ring hob and extractor hood over, double cupboard built into the chimney recess, laminate tile flooring, space and plumbing for the automatic washing machine, panel door giving access to the rear garden and single glazed windows to the side and rear elevations.

ON THE FIRST FLOOR

SPLIT-LEVEL SEMI-GALLERIED LANDING

Access to roof space housing the combination boiler.

SPACIOUS MASTER BEDROOM 15'8" into recess x 12'1" (4.78m into recess x 3.68m)

Two multi-pane sash windows to the front elevation and radiator.

BEDROOM TWO 12'2" x 9' into recess (3.71m x 2.74m into recess)

Radiator and single glazed window to the side elevation.

BEDROOM THREE 9'6" x 7'4" (2.90m x 2.24m)

Radiator and multi-pane sash window to the rear elevation.

PERIOD FOUR PIECE FAMILY BATHROOM IN WHITE 8'5" x 5'7" (2.57m x 1.70m)

Feature free-standing roll top bath with chrome mixer tap and shower attachment, low level w.c., pedestal wash hand basin and single width shower cubicle, heated chrome towel rail/radiator, extractor fan, part tongue and groove painted wood panelling to the walls and laminate tile flooring.

OUTSIDE & GARDENS

To the front of the property there is wrought iron railings with hedgerow boundary and stone steps leading to the paved patio area and entrance door.

A low maintenance garden area is located to the rear and a driveway provides off-road parking for two vehicles.

DIRECTIONAL NOTE

From Derby City centre head along Pride Park Way filtering left and proceed under the bridge towards Derby Railway Station. At the traffic lights proceed straight-ahead onto Railway Terrace and the property will be located on the right hand side. Parking to the property is accessed by turning right into Leeds Place and number 13 will be located on the right hand side as indicated by our 'to let' board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only. No smokers. Available now.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.

**ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk