

59 Danebridge Crescent
Oakwood
Derby
DE21 2BD

Per Calendar Month
£895 Per Calendar Month

- Gas fired central heating
- Sealed unit double glazing
- Sitting room with feature fireplace
- Well appointed kitchen
- Principal bedroom to first floor with built in wardrobe
- Further second bedroom
- Well appointed family bathroom with full suite and shower
- Tiered low maintenance and landscaped rear garden
- Low maintenance lawned fore garden with adjacent driveway
- Close to local amenities

SCARGILL MANN & Co
EST. 1995

GENERAL INFORMATION

An internal inspection is highly recommended as this well presented and tastefully decorated two bedroom semi detached property is located within the ever favoured and convenient location of Oakwood, within easy reach of a broad range of amenities.

The gas centrally heated and double glazed living accommodation briefly comprises; sitting / dining room with feature fireplace, well equipped kitchen, two bedrooms to the first floor (master bedroom has built in wardrobes). Modern bathroom with full suite and shower. Directly to the rear of the property is a landscaped, tiered low maintenance garden enjoying a high level of privacy. The property is set back from the road behind a lawned fore garden with adjacent driveway providing ample off-street car standing.

LOCATION

The property is situated on the outskirts of Oakwood which is a popular residential suburb ensuring fast access to Derby, Oakwood also has a wide range of shops, amenities, schooling and link roads. These include the A52 connecting to Derby to Nottingham, A38 connecting to the motorway network and other regional centres.

ACCOMMODATION

INNER LOBBY

With ceramic floor tiling and useful cloaks cupboard.

SITTING ROOM

5.03 x 3.01 (16'6" x 9'11")

With feature fireplace incorporating a contemporary pebble electric fire with feature fireplace and slate hearth. Woodgrain effect laminate flooring, upvc double glazed boxed bay window to the front, TV aerial point, telephone jack point, two central heating radiators, ample dining space and stairs leading to the first floor.

FITTED KITCHEN

3.23 x 1.82 (10'7" x 6'0")

With ceramic flooring and a range of fitted, modern base, wall and drawer units having matching cupboard fronts, roll edge laminated preparation surfaces with inset stainless steel sink unit and draining board with mixer tap in chrome. Integrated electric fan assisted oven and built in four ring electric hob with integral extractor hood over. Complementary tiled splashbacks, plumbing suitable for an automatic washing machine and dishwasher, upvc double glazed window to the side and obscure double glazed window and panelled door provides access to the rear garden.

ACCOMMODATION TO THE FIRST FLOOR













HALF LANDING
With central heating radiator, useful storage cupboard with fitted clothes rail housing the gas combination boiler which services the central heating and hot water systems. Obscure upvc double glazed window to the rear and doorway leads to

PRINCIPAL BEDROOM
3.56 x 2.47 (11'8" x 8'1")
With build in wardrobe, central heating radiator, TV aerial point and upvc double glazed window with pleasant aspect to the front.

BEDROOM TWO
2.44 x 2.03 (8'0" x 6'8")
With central heating radiator and upvc double glazed window to the front elevation.

BATHROOM
With full suite in white comprising panelled bath with period style thermostatic mixer shower over, bi-fold shower screen, pedestal wash hand basin and low flush WC. Woodgrain effect flooring, ceramic wall tiling, radiator and obscure upvc double glazed window to the rear.

OUTSIDE
Directly to the rear of the property is a most attractive landscaped tiered low maintenance garden enjoying a high level of privacy.

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The property is set back from the road behind a low maintenance lawned fore garden with adjacent driveway providing ample off street car standing.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available from 2nd November 2026.

PROPERTY RESERVATION FEE
1 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

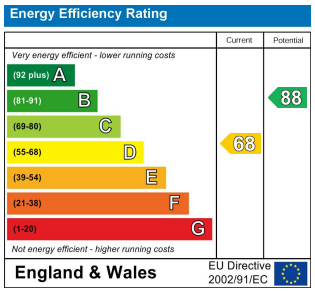
ADDITIONAL INFORMATION
Rent: £895 pcm
Holding Deposit: £206(1 Week taken on application)
Security Deposit: £1032 (5 Weeks)
Council Tax Band: A – Derby City
EPC Rating: D

Property construction: Brick & Tile
Parking: Driveway
Electricity supply: MAINS –
Gas Supply: MAINS
Water supply: MAINS -
Sewerage: MAINS
Heating: Gas central
Broadband type: BT Openreach, please check Ofcom website.

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5 Weeks Rent

DIRECTIONAL NOTE
Leave Derby along Sir Frank Whittle Way and at the mini roundabout turn left onto Mansfield Road. Pass the Meteor Centre on the left hand side and proceed up the hill towards Oakwood. Turn right into Bishops Drive, continue along Bishops Drive, continue straight ahead over the island, take a right hand turning into Danebridge Crescent. The property can be identified by our 'to let' board.

VIEWINGS
Strictly by appointment through Scargill Mann & Co Derby Office on (01332) 206620.



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