



HILCOTE LANE, HILCOTE, DE55
£1,800 per month*

Carter Jonas

HILCOTE LANE, HILCOTE, ALFRETON, DERBYSHIRE, DE55 5HS

A 4 bedroom detached house with integrated garage.

- 4 Bedrooms (main with en suite)
- Family Bathroom
- 3 Receptions
- Study
- Kitchen
- Utility
- 2 Separate WC's

THE PROPERTY

Accommodation comprises - GF: Entrance hall, sitting room, kitchen, utility room, dining room, snug, WC, bathroom, and study. FF: Four bedrooms, primary with en suite, Jack and Jill family bathroom, and separate WC.

Outside: Off-street parking to the front for up to 3 vehicles, small rear garden, and integrated double garage.

Pets considered. No access to Loft. No white goods. Mains electricity, water and drainage. Oil Heating. Flood Risk - Low

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Late May 2025 for an initial 6 or 12 month term.

EPC Rating C. Council Tax Band F (please see Bolsover District Council Website for current cost)

At a rent of £1,800 per calendar month

Holding deposit of 1 week's rent £415

Security deposit of 5 weeks rent £2,076



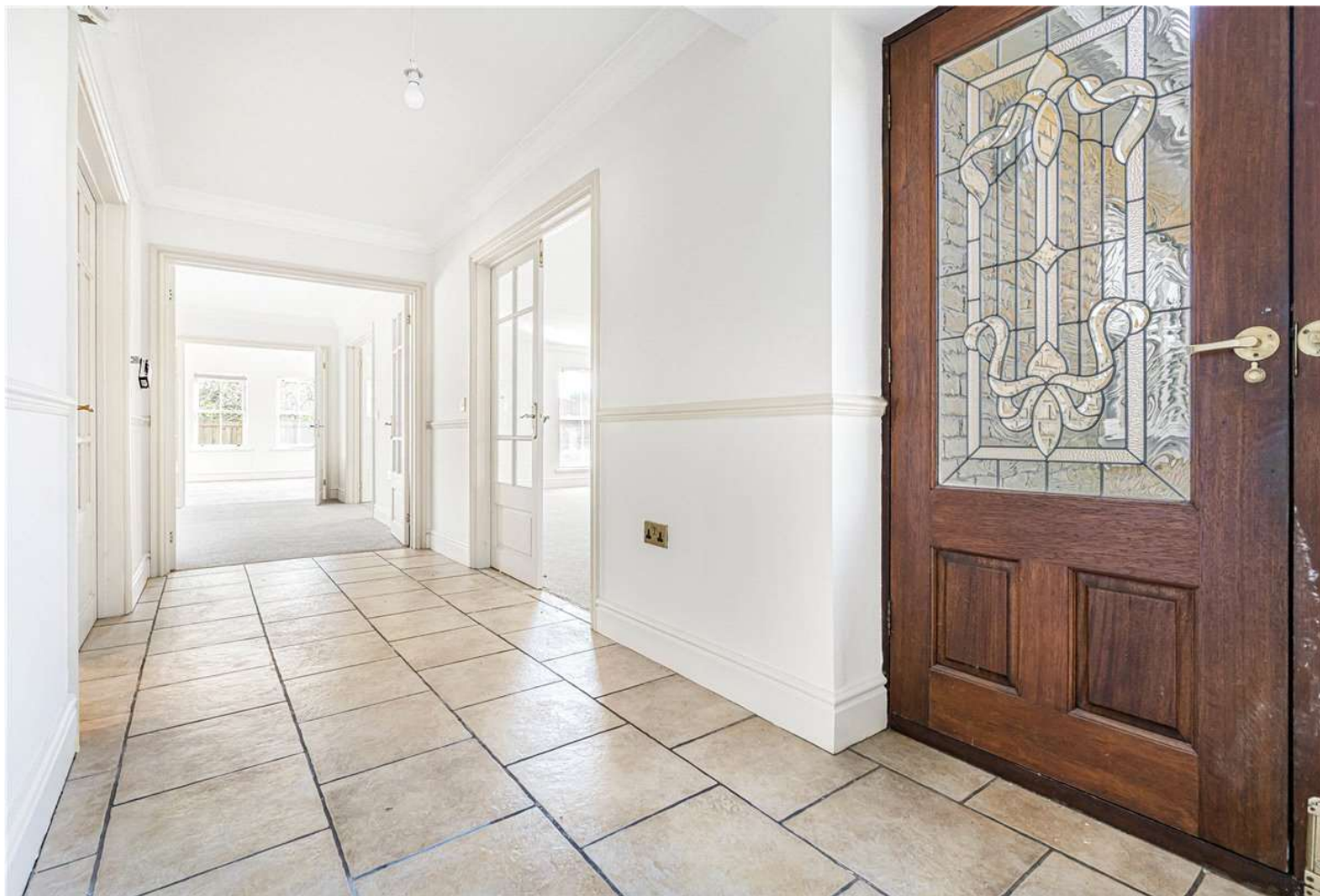
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band F
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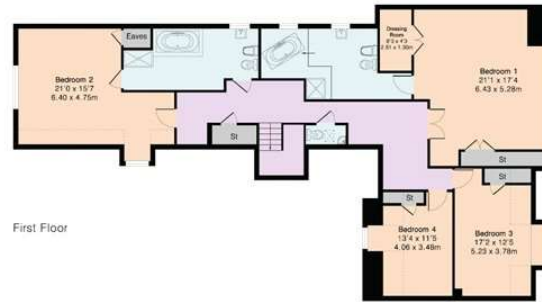
Directions	
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Approximate Gross Internal Area 3890 sq ft - 362 sq m

Ground Floor Area 2235 sq ft – 208 sq m

First Floor Area 1655 sq ft – 154 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT INFORMATION

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