

whitegates



Little Hallam Lane, Ilkeston, DE7 4AH



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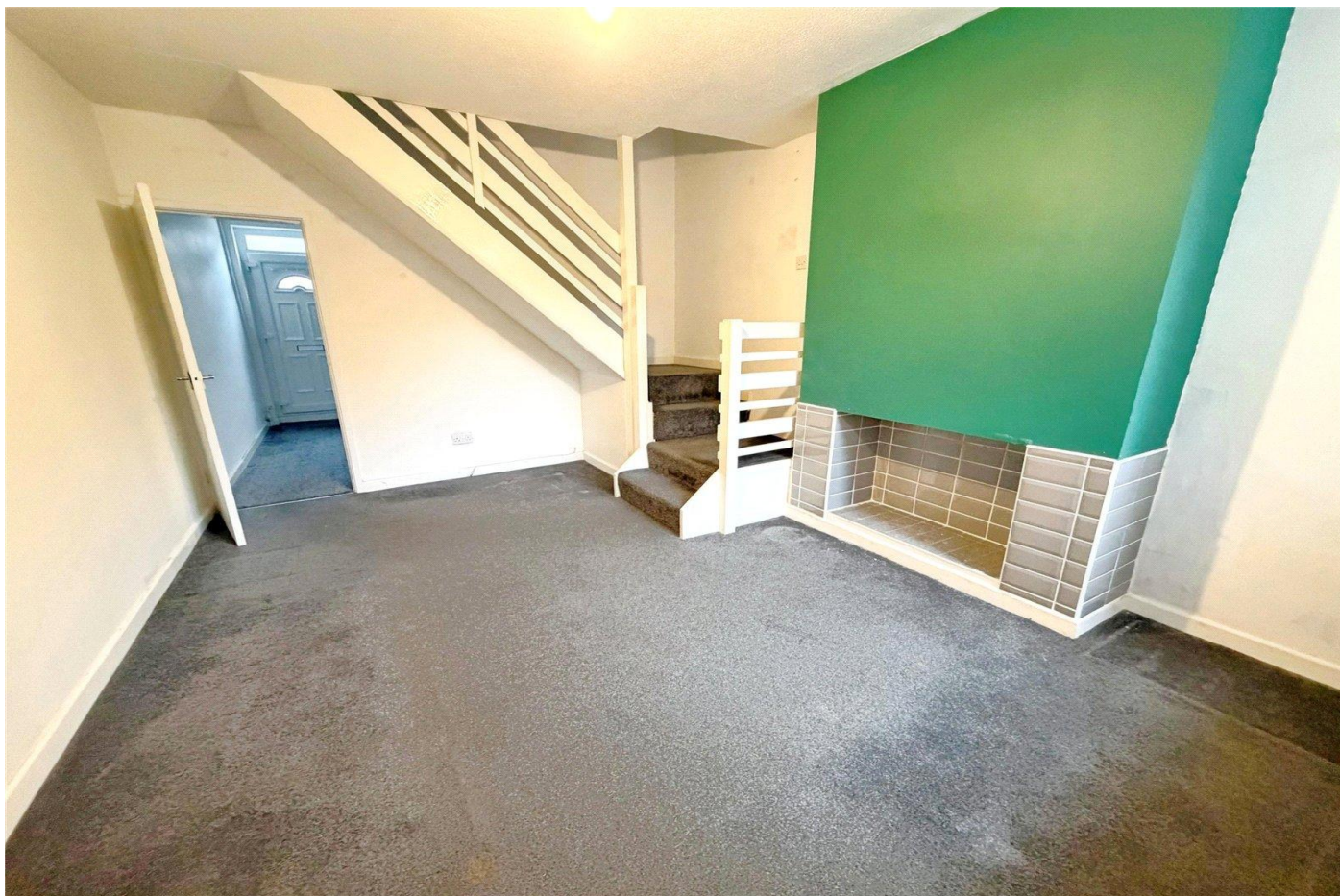
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EPC

C

£850 PCM



Little Hallam Lane, Ilkeston, DE7 4AH

2 bedrooms
1 bathroom
2 reception rooms

£850 PCM

Available From: **09/11/2026**
Security Deposit: 5 Weeks Rent
Council Tax Band: **A**

Traditional middle terraced house in a popular residential location which benefits from gas central heating and UPVC double glazing. The property is currently being decorated throughout and further pictures will follow when completed. Lounge, dining room, kitchen. Landing, two good size bedrooms and a bathroom. Garden to the rear.

Lounge

11'4" x 10'2" (3.45m x 3.1m)

UPVC double glazed window to the front aspect and a radiator.

Dining Room

14'8" x 11'3" (4.47m x 3.43m)

Stairs to the first floor landing, radiator and a UPVC double glazed window to the rear aspect.

Kitchen

12'6" x 5'5" (3.8m x 1.65m)

Range of fitted base and eye level kitchen units with roll top work surfaces and tiled splash areas. Stainless steel single drainer sink unit, plumbing and space for a washing machine, four ring gas cooker with an extractor hood over, radiator and a UPVC double glazed door and two windows to the rear aspect.



Landing

Access to the loft space and a radiator.

Bedroom One

10'5" x 11'4" (3.18m x 3.45m)

UPVC double glazed window to the front aspect and a radiator.

Bedroom Two

8'8" x 11'6" (2.64m x 3.5m)

UPVC double glazed window to the rear aspect, radiator and a built in cupboard.

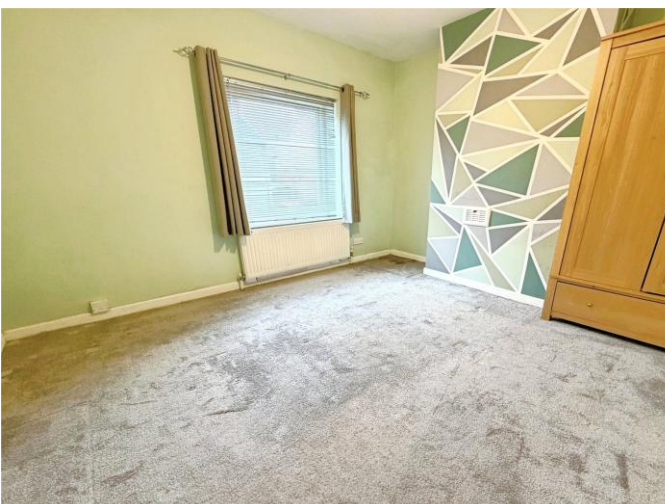
Bathroom

7'10" x 5'4" (2.4m x 1.63m)

Panel bath with a shower head off the bath taps, low flush WC, pedestal hand wash basin, tiled splash areas, radiator and a UPVC double glazed obscure window to the rear aspect. Built in cupboard housing a wall mounted combination gas boiler.

Rear

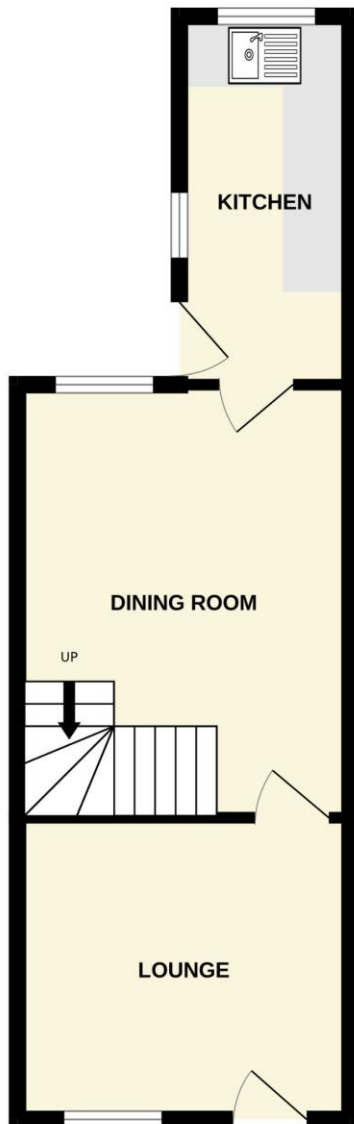
Stone gravelled rear garden with rear pedestrian access.



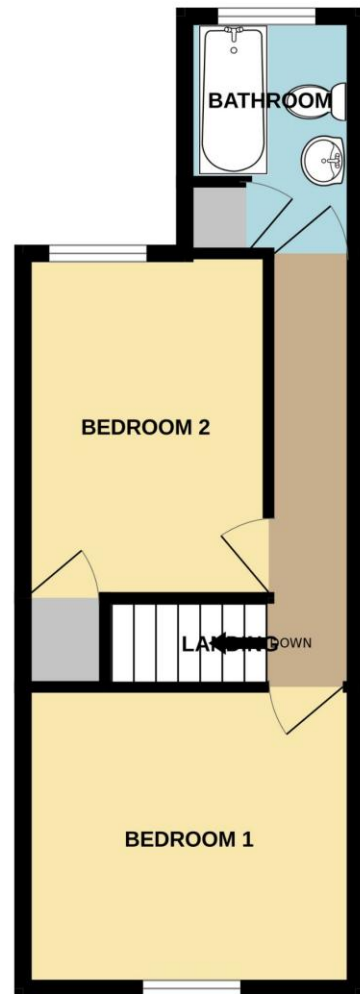


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

