



**14 Hayes Close, West Hallam
Derbyshire DE7 6PB**

£595

Willis Estates are delighted to offer TO LET this modern, well presented two bedroom mid town house situated on a cul-de-sac in the popular residential area of West Hallam. The property comprises of entrance hallway, newly fitted modern kitchen with oven and hob, good size lounge with patio doors leading rear garden. Upstairs there are two bedrooms and a newly fitted modern family bathroom with curved bath and shower over. Outside there is a driveway and a small front garden, to the rear there is a private low maintenance garden with a decked area, raised lawn and a shed for storage. The property also benefits from double glazing and gas central heating. A viewing is highly recommended. Available Now.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

