



## 17 LEYLAND STREET DERBY, DE1 3PP

£80 PER WEEK

**\*\*AVAILABLE FROM 1ST JULY 2026\*\***

**\*\*Bills included option available\*\***

We are delighted to bring to market a fantastic fully furnished student house share. The three double rooms come with beds, desks, wardrobes and drawers - each presented to a high standard. Tenants will have access to the large bathroom, kitchen and communal living area. The house is located perfectly, just minutes away from Derby Uni, a 5 minute walk from bars with shops and local amenities at the end of the road.

This is a 3 bed property with all rooms currently available, call now to arrange a viewing!

**GREAT LOCATION FOR UNIVERSITY**

New kitchen with appliances.

Communal furnished lounge.

Separate dining room.

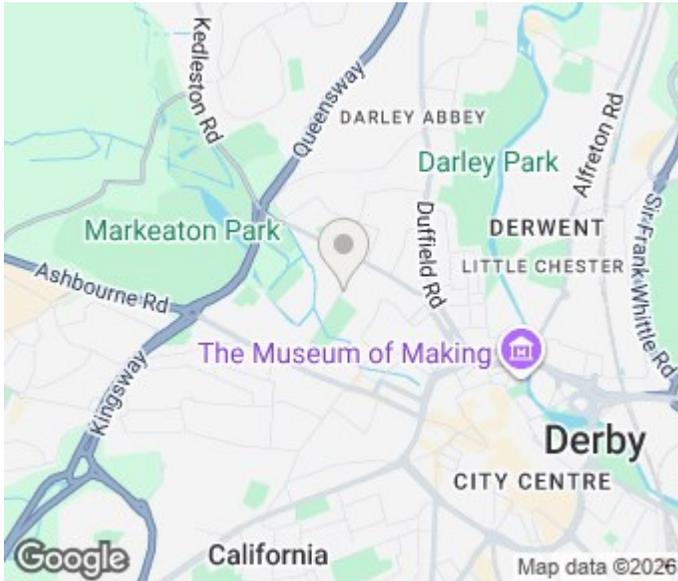
**THREE DOUBLE BEDROOMS.**

Bathroom with white three piece suite & shower

Enclosed rear garden.



**THE  
STUDENT LETTING  
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 buyers/tenants are advised to recheck the measurements

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