

CLUBLEYS



9, Ladygate,  
Beverley, HU17 8BH  
TO LET £900



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

**\*\*CENTRAL LOCATION\*\***

Situated in the heart of Beverley, this charming two-bedroom detached house is a must-see, just a short walk from Beverley town centre. The house has been recently refurbished and benefits from a gated courtyard which provides off street parking for a maximum of two cars. To the ground floor, there is a cosy sitting room with a wood-burning stove and a modern kitchen equipped with integrated appliances. On the first floor, you will find two well-appointed bedrooms and bathroom. A holding deposit of £200.00 will be required to secure the property. A deposit of £1030.00 will be required. East Riding of Yorkshire Council Band E.

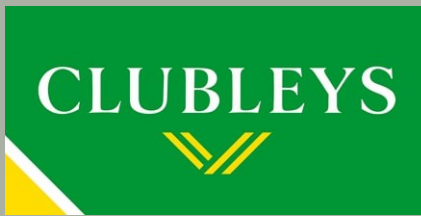
RENT £900 | DEPOSIT £1,030 | AVAILABLE FROM 10th June 2024

East Riding of Yorkshire Council BAND: E

rightmove 

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA



The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops, numerous bars and restaurants. Beverley offers a numerous range of landmarks such as the Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, with the railway station close to the town centre.

#### THE ACCOMMODATION COMPRISES

##### SITTING ROOM

6.368m x 3.363m (20'10" x 11'0")

Wood burner stove set in exposed brick fire place, tiled hearth and wooden mantle. Front entrance door, radiator, recessed ceiling lights, stairs leading to first floor.

##### KITCHEN

4.091m x 3.621m max (13'5" x 11'10" max)

Fitted with a range of wall and base units comprising one and half bowl stainless steel sink unit, integrated fridge freezer, electric oven, electric hob with extractor hood over. Plumbing for automatic washer, recessed ceiling lights, radiator, rear entrance door.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

##### BEDROOM ONE

2.505m x 3.616m (8'2" x 11'10")

Radiator.

##### BEDROOM TWO

3.43m max x 3.274m (11'3" max x 10'8")

Radiator, recessed ceiling lights.

##### BATHROOM

Three piece white suite comprising panelled bath with mains fed shower over, pedestal wash hand basin with tiled splashback, low flush WC. Cupboard housing gas fired central heating boiler, radiator.

##### OUTSIDE

Gated courtyard with parking for a maximum of two cars.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains gas, electricity, water and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

## DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA  
Tel: 0844 4727000

## HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

## AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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