

CLUBLEYS

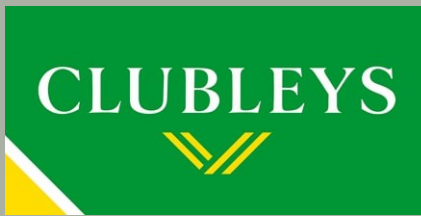


19, East End,  
Beverley, HU17 8RX  
TO LET £775 Per Month



A generously sized three-bedroom apartment situated in the sought-after village of Walkington. This property is conveniently located above the Budgens convenience store, with side access leading to the flat. The accommodation includes an entrance hall, a sitting room and dining area, a breakfast kitchen, three bedrooms, and a bathroom. Early inspection is recommended, contact Clubleys on 01430 874000 to arrange a viewing. A deposit of £890 will be required. A holding deposit of £170 will be required. East Riding of Yorkshire Council Band A.

RENT £775 Per Month | DEPOSIT £890 | AVAILABLE FROM 22nd July 2024  
BAND:



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Entrance door, stairs to first floor

### LANDING

Fitted cupboard housing gas fired central heating boiler.

### SITTING ROOM

6.92m x 4.38m (22'8" x 14'4")

Electric fire set in marble effect fireplace and wood surround, 2 radiators, power points, wall light points, ceiling coving, fitted cupboard.

### FITTED KITCHEN

3.50m x 3.36m (11'5" x 11'0")

Fitted wall and floor units incorporating stainless steel oven and gas hob with cooker hood over, 1.5 bowl stainless steel sink unit, radiator, power points, part tiled walls, laminate tiled floor

### BEDROOM ONE

4.33m x 4.19m (14'2" x 13'8")

Fitted wardrobes to one wall, radiator, power points, ceiling coving.

### BEDROOM TWO

3.44m x 3.19m (11'3" x 10'5")

Radiator, power points

### BEDROOM THREE

4.46m x 3.02m (14'7" x 9'10")

Radiator, ceiling coving, power points.

### BATHROOM

White suite comprising panelled bath with shower over, shower screen, pedestal hand basin, low flush WC, tiled floor, part tiled wall

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage

#### APPLIANCES

No appliances have been tested by the Agent.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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: 0330 3030030

## 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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**ZOOPLA**