

CLUBLEYS

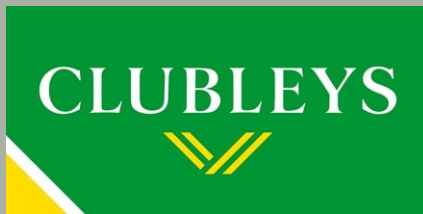


13, Hawthorne Drive,
Holme On Spalding Moor, YO43 4HX
TO LET £800 Per Calendar Month



TO LET ON A SIX MONTH ASSURED TENANCY. This three bedroom detached bungalow stands within an established residential development towards the outskirts of the village. The accommodation comprises entrance hall, kitchen, lounge with dining area, conservatory, master bedroom with en-suite, two further bedrooms and bathroom. Outside there is a gravelled and paved parking area to the front and a patio area to the rear. The property has gas central heating and PVC double glazed. A deposit of £920 will be required. A holding deposit of £180 will be required to secure the property. East Riding of Yorkshire Council Band C.

RENT £800 Per Calendar Month | BOND £920 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: C



Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, power points, telephone point, ceiling coving, fitted cupboard with shelves, tiled floor, access to loft, central heating thermostat, airing cupboard housing gas combi boiler.

KITCHEN

2.23M x 3.90M (7'4"M x 12'10"M)

Fitted with a range of wall and floor units incorporating electric oven and hob with cooker hood over, plumbed for automatic washer, integrated dishwasher, radiator, power points, work surfaces, 1.5 bowl sink unit, part tiled walls, tiled flooring.

SITTING ROOM

3.25 x 4.37 (10'8" x 14'4")

Free standing electric log effect fire, ceiling coving, radiator, power points, TV aerial point.

DINING AREA

3.02 x 2.38 (9'11" x 7'10")

Power points, radiator, ceiling coving, telephone point.

CONSERVATORY

3.93 x 2.75 (12'11" x 9'0")

Pvc double glazed windows to two sides with dwarf wall below, polycarbonate roof. Radiator, Tiled flooring, power points, patio door to rear decking area.

BEDROOM 1

2.95 x 2.99 (9'8" x 9'10")

Wardrobes to one wall, double radiator, power points.

EN-SUITE SHOWER

Walk in shower, pedestal hand basin, low flush WC, tiled flooring, tiled walls, radiator, extractor fan.

BEDROOM 2

4.19 x 3.03 max (13'9" x 9'11" max)

Radiator, power points.

BEDROOM 3

3.18 x 2.15 (10'5" x 7'1")

Fitted cupboard to one wall, radiator, power points.

BATHROOM

Panelled bath with electric shower over, low flush WC, pedestal hand basin, ladder style radiator, extractor fan, fully tiled walls, tiled flooring.

OUTSIDE

GARDENS

To the rear of the property there are raised flower beds and a paved patio area. Large garden shed. The front is gravelled providing off street parking. Outside tap and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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

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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