

CLUBLEYS



17, Sandholme Park,
Gilberdyke, HU15 2GB

TO LET £1,300 Per Calendar Month



****DELIGHTFUL PROPERTY SITUATED IN A VILLAGE LOCATION****. The property enjoys VIEWS OVER FARMLAND. A well presented DETACHED FOUR BEDROOM FAMILY HOME offering SPACIOUS ACCOMMODATION with the benefit of combination gas fired central heating, pvc double glazing and SOLAR PANEL HEATING. The accommodation briefly comprises entrance hall, cloakroom, STUDY, living room, dining room, breakfast kitchen, UTILITY ROOM, four bedrooms MASTER ENSUITE SHOWER ROOM and a family bathroom. There are front and rear GARDENS and a DOUBLE GARAGE.

DONT MISS OUT!!!

DEPOSIT REQUIRED £1500. HOLDING DEPOSIT £300. COUNCIL TAX BAND F. AVAILABLE JUNE

RENT £1,300 Per Calendar Month | DEPOSIT £1,500 | AVAILABLE FROM
East Yorkshire County Council BAND: F

rightmove 

www.clubleys.com

ZOOPLA



Gilberdyke is an established community some fourteen miles to the West of Hull and five miles to the East of the historic market town of Howden. The village has a range of facilities including Shops, Primary School, Doctors Surgery and recreational facilities. Also at Gilberdyke there is a main line Railway Station.

DESCRIPTION

TO LET ON AN ASSURED SHORTHOLD TENANCY. TENANT TO BE RESPONSIBLE FOR UTILITY BILLS, REFERENCE AND TENANCY AGREEMENT FEES. COUNCIL TAX BAND F. BOND REQUIRED £850. ****DELIGHTFUL PROPERTY SITUATED IN A RURAL LOCATION****. The property enjoys open rear aspects over farmland. A well presented detached four bedroom family house offering spacious accommodation with the benefit of combination gas fired central heating, upvc double glazing, solar panel heating and a full alarm system. The accommodation briefly comprises entrance hall, cloakroom, study, living room, dining room, breakfast kitchen, utility room, four bedrooms master with en-suite shower and a family bathroom. There are front and rear gardens and a double garage.

THE VILLAGE

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THE ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Spacious reception hall with central staircase off with stained balustrade handrails. Under stairs cupboard, coved ceiling.

CLOAKROOM

Hand basin, low level wc. vinyl flooring and extractor.

LIVING ROOM

4.945 x 3.847 (16'3" x 12'7")

Marble effect fireplace with electric wood burning stove, deep bay window and coved ceiling. Tv point.

STUDY

3.477 x 1.846 (11'5" x 6'1")

Telephone point.

DINING ROOM

3.230 x 2.939 (10'7" x 9'8")

Coved ceiling. Tv point.

BREAKFAST KITCHEN

6.211 x 3.236 (20'5" x 10'7")

A range of cream wall and floor units with complimentary black work surfaces incorporating double oven and four ring gas hob with chimney style extractor over, integrated dishwasher. one half bowl stainless steel sink, tiled floor and partially tiled walls.

Ceiling spots.

BREAKFAST AREA

Tiled floor and patio doors to rear garden.

UTILITY ROOM

2.755 x 1.837 (9'0" x 6'0")

Single drainer sink unit and floor units, plumbing for automatic washer, space for tumble dryer and wall mounted central heating boiler. Partially tiled walls and tiled floor

Integral door to double garage. back door to rear garden.

FIRST FLOOR

LANDING

Spacious landing with balustrade , airing cupboard containing immersion heater. Ceiling spots.

BEDROOM ONE

4.932 x 3.855 (16'2" x 12'8")

A full range of corner wardrobes and fitted units. Tv point.

ENUITE SHOWER ROOM

2.586 x 1.964 (8'5" x 6'5")

White suite comprising pedestal hand basin, low level wc and double size shower and partially tiled walls. Shaver point and light. Partially tiled walls and extractor.

BEDROOM TWO

5.232 x 2.964 (17'2" x 9'9")

Fitted wardrobes.

BEDROOM THREE

3.226 x 2.811 (10'7" x 9'3")

BEDROOM FOUR

4.958 x 2.963 (16'3" x 9'9")

Fitted wardrobes.

BATHROOM

2.719 x 1.970 (8'11" x 6'5")

White suite comprising pedestal hand basin, low level wc and panelled bath with shower over. Partially tiled walls. Ceiling spots, partially tiled walls, extractor and shaver point and light.

OUTSIDE

GARDENS

The property has a private rear garden laid mainly to lawn which has views over the countryside. To the front is a small garden with mature shrubs and a good size driveway which provides access to the double garage and private parking.

DOUBLE GARAGE

Electric double up and over doors. Power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electricity, gas and solar panels are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

DEPOSIT PROTECTION SERVICE

A 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

REFERENCES


We use Rightmove to obtain tenant/s references.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(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 	

OPENING HOURS

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

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

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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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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01482 662211
brough@clubleys.com
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