

CLUBLEYS



31, Bellasize Park,  
Gilberdyke, HU15 2XT  
TO LET £675 PCM



This TWO bedroom SEMI DETACHED BUNGALOW is conveniently situated in popular established residential location with easy access of all the well provided local amenities including SHOPS AND RAILWAY STATION. The property has the benefit of pvc double glazing, gas fired central heating and comprises Entrance Hall, living room, kitchen, two bedrooms and a bathroom, There Gardens to front and rear and a single detached garage with gated side driveway.

HOLDING DEPOSIT £155, DEPOSIT REQUIRED £775. COUNCIL BAND A. AVAILABLE END OF JUNE

RENT £675 PCM | DEPOSIT £775 | AVAILABLE FROM  
East Yorkshire Council BAND: A

rightmove 

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

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Access hatch to roof space, recessed cupboard.

### LIVING ROOM

5.147 x 2.919

Open Fireplace with modern surround, marble effect inset and hearth. Large picture window, Tv point.

### KITCHEN

2.839 x 2.815

Full range of light floor units incorporating single drainer stainless steel sink unit, shelved pantry unit, wall mounted gas central heating boiler and plumbing for washing machine.

### BEDROOM ONE

3.685 x 2.936

### BEDROOM TWO

2.799 x 2.596

### BATHROOM

White suite comprising pedestal hand basin, low level wc, panelled bath and vinyl floor.

### OUTSIDE

The front garden is laid out and designed for low maintenance. There is a small rear garden and gated long side driveway provides off street parking and leads to a single detached garage.

## ADDITIONAL INFORMATION

### APPLIANCES

No appliances have been tested by the Agent.

### SERVICES

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

### 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

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

## REFERENCES


We use Rightmove to obtain tenant/s references.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

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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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**ZOOPLA**

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.