

6, Spruce Avenue, Beverley, HU17 0XG TO LET £1,000 Per Calendar Month



Fancy living in a MODERN three bedroom end terraced house, ideally situated CLOSE TO THE TOWN CENTRE and a shor distance from the RAILWAY STATION. This DESIRABLE home boasts generous modern living accommodation creating an enviable and stylish property.

Briefly comprising of entrance hall, living room, dining kitchen and downstairs cloakroom. To the first floor there are THREE BEDROOMS, the master having an EN SUITE and a family bathroom.

Outside there is PARKING FOR TWO CARS, a small front garden and lawn rear GARDEN with shed

HOLDING DEPOSIT £230. BOND £1150. COUNCIL BAND C. AVAILABLE MID SEPTEMBER 2024. 12 MONTHS MINIMUM LET

RENT £1,000 Per Calendar Month | DEPOSIT £1,150 | AVAILABLE FROM 13th September 2024 East Riding of Yorkshire BAND: C







The market town of Beverley in East Yorkshire boasts FAMILY BATHROOM an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE ACCOMMODATION COMPRISES

GROUD FLOOR

ENTRANCE HALL

Front door leading in with stairs off to the first floor. Laminate flooring.

LIVING ROOM

L shaped spacious room with laminate flooring. Tv point.

DINING KITCHEN

Having a good range of white high gloss wall and floor units with complimentary work surfaces and splash backs incorporating stainless steel sink unit, cupboard housing boiler, electric oven, gas ring electric hob with chimney extractor over, integrated fridge freezer, dishwasher and washing machine. Under stairs storage cupboard, french doors to the rear garden, recessed spotlights to the ceiling, laminate flooring and Tv point.

CLOAKROOM

Suite comprising low level Wc, corner sink unit with tiled splash backs, laminate flooring and recessed spotlights to the ceiling

FIRST FLOOR

MASTER BEDROOM

Two double fitted wardrobes.

EN SUITE

Suite comprising low level Wc, recessed cubicle with electric shower and pedestal hand basin. Part tiling to the walls, laminate flooring, chrome towel radiator, wall mounted mirror and extractor fan.

BEDROOM TWO

Wardrobes with sliding doors.

BEDROOM THREE

Single wardrobe with sliding doors.

Suite comprising of low level Wc, pedestal hand basin and panelled bath. Part tiling to the walls, laminate flooring, recessed spotlights to the ceiling, chrome towel radiator and extractor fan.

OUTSIDE

FRONT AND REAR GARDENS

Laid mainly to lawn with shed in the rear garden.

PARKING

Parking space for two cars.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been check by the agents.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, will 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

DEPOSIT PROTECTION

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. No fees will be required in line with the Tenant Act fee 2019.

DISCLAIMER

Please note that the decoration in the property photographs are taken in the showhouse and therefore may be different in the properties becoming available to let.





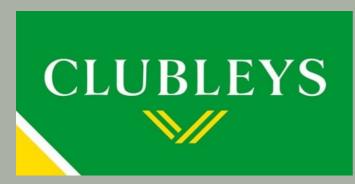
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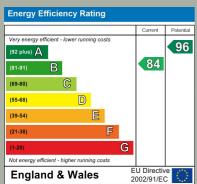




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Chartered Surveyor, Estate Agents, Lettings Agents & Auctioneers

HOLDING DEPOSIT

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