

CLUBLEYS



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 short 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 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.

FAMILY BATHROOM

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.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 84 96 </div>
(81-91) B	
(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

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 Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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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.