

CLUBLEYS



10, Norwood Far Grove,
HU17 9HX

TO LET £675 Per Calendar Month



This deceptively spacious two bedroom property benefitting from modern interior throughout, UPVC double glazing, gas central heating and a good sized rear garden with garden shed. The accommodation comprises:- entrance porch, living room with dining area, kitchen with breakfast bar, two bedrooms and a bathroom. We would highly recommend an internal viewing to appreciate the space on offer.

DEPOSIT REQUIRED £775, HOLDING DEPOSIT £155. AVAILABLE NOW

RENT £675 Per Calendar Month | DEPOSIT £775 | AVAILABLE FROM 31st
July 2024

East Riding Of Yorkshire Council BAND: A

rightmove 

www.clubleys.com

ZOOPLA



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE PORCH

Having a wooden front entrance door with window above and laminate flooring.

LIVING ROOM WITH DINING AREA

6.52m x 3.87m into recess (21'4" x 12'8" into recess) With a UPVC double glazed window to the front elevation, stairs to first floor accommodation, laminate flooring, television point, coving to ceiling, under stairs cupboard, electric fire set on slate tiled feature wall and two double radiators. Double doors to:-

KITCHEN

L shaped kitchen (3.70m x 1.97m and 3.60m x 1.43m)

UPVC double glazed window overlooking the garden, double doors leading out to the rear garden, coving to ceiling, tiled flooring, part tiled walls and modern radiator. Fitted with a range of modern base units, breakfast bar area, plumbed for washing machine, porcelain 1 ½ bowl sink unit, electric oven with electric four ring hob, stainless steel extractor fan over and stainless steel splash back.

FIRST FLOOR:-

LANDING

Carpet flooring.

MASTER BEDROOM

3.04m x 2.95m (9'11" x 9'8")

UPVC double glazed window to the front elevation, carpet flooring, access to loft space and a double radiator.

BEDROOM TWO

3.33m x 2.06m (10'11" x 6'9")

Having a UPVC double glazed window to the rear elevation, carpet flooring, fitted wardrobes and a double radiator.

BATHROOM

With a UPVC double glazed window to the rear elevation, tiled walls, tiled flooring, recessed ceiling spot lights and heated towel rail. Three piece white suite comprising:- bath with shower over, wash hand basin and low level WC.

OUTSIDE:-

FRONT GARDEN

Paved front garden.

REAR GARDEN

Fully enclosed and easy to maintain. The rear garden is paved and gravelled with garden shed.

ADDITIONAL INFORMATION:-

The rent reduction is for two months at a reduced rate of £500pcm. This is due to works being carried out in the hallway and living room, the room will be decorated in 4/6 months time once the plaster is fully dried out.

SERVICES

Gas, electricity and water. Telephone subject to renewal with Kingston Communications.

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 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

REFERENCING


We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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www.clubleys.com

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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.