CLUBLEYS

18, Westfield Avenue, Beverley, HU17 7HA
TO LET £925 PCM

Located in the highly sought after area of Beverley, this property sits moments away from Beverley Town Centre and local amenities and schools.

The well presented property briefly compromises Entrance hall, living room, dining room and kitchen to the ground floor. To the first floor there are two DOUBLE bedrooms with fitted wardrobes and a further single bedroom and family bathroom. There is a fully enclosed REAR GARDEN and OFF STREET PARKING.

HOLDING DEPOSIT £210. DEPOSIT REQUIRED £1065. COUNCIL BAND C. EPC D. AVAILABLE NOW.

RENT £925 PCM | DEPOSIT £1,065 | AVAILABLE FROM 5th March 2025
East Yorkshire Council BAND: C

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Telephone point. Carpet, Storage cupboard, Radiator. laminate flooring.

LIVING ROOM
3.341 x 3.014 (10'11" x 9'10")
A delightful sunny room with Bay window. Tv points and radiator.

DINING ROOM
3.44 x 3.328 (11'3" x 10'11")
Tv point. radiator.

KITCHEN
4.743 x 1.915 (15'6" x 6'3")
A range of wall and floor units, stainless steel sink with mixer tap over, electric single oven, electric four ring hob with chimney style extractor fan over. Space for fridge/freezer, space for tumble dryer, plumbed for washing machine, wall mounted boiler, radiator. Recessed understairs cupboard and laminate flooring.

Door to rear garden.

FIRST FLOOR

LANDING
Loft hatch.

MASTER BEDROOM
4.352 x 3.210 (14'3" x 10'6")
Light and airy room with Fitted wardrobes, vanity unit, radiator.

BEDROOM TWO
3.346 x 3.230 (10'11" x 10'7")
Fitted storage cupboard, carpet, radiator.

BEDROOM THREE
2.410 x 1.814 (7'10" x 5'11")
Radiator.

FAMILY BATHROOM
1.963 x 1.772 (6'5" x 5'9")
White suite comprising of low flush WC, pedestal wash hand basin with mixer tap, panelled bath with electric shower over. Shaving socket, vinyl flooring, radiator.

EXTERNAL
To the front of the property is a gravelled garden suitable for parking and side driveway leading to the rear which is mainly laid to lawn with patio areas and shed.

ADDITIONAL INFORMATION

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

APPLIANCES
No appliances have been tested by the agent.

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 .

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

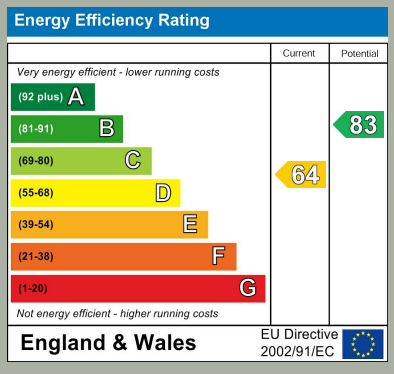
DEPOSIT PROTECTION SERVICE
The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.
The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0844 4727000

MOBILE PHONE AND BROADBAND COVERAGE
The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode HU17 7HA. Mobile phone coverage for voice calls is available from EE. Three, O2 and Vodaphone has limited coverage. The checker results are predictions and should not be regarded as guaranteed.

rightmove ZOOPLA

clubleys.com

Estate Agents | Lettings Agents | Chartered Surveyors



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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