

CLUBLEYS



28, Willow Drive,  
HU15 1TR

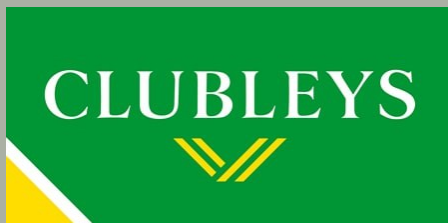
TO LET £725 Per Calendar Month



This THREE bedroom mid terrace property is located close to all local amenities including shops and schools. The property benefits from upvc double glazing and gas central heating. The accommodation on offer briefly comprises entrance hall, living room, kitchen/diner, cloakroom, three bedrooms and a bathroom. There is a fully enclosed low maintenance rear GARDEN and allocated PARKING is located in a courtyard to the rear.

HOLDING DEPOSIT £165. DEPOSIT REQUIRED £835. COUNCIL BAND C. AVAILABLE JUNE

RENT £725 Per Calendar Month | DEPOSIT £865 | AVAILABLE FROM 20th  
June 2025  
BAND: C



## THE ACCOMODATION COMPRISES

### ENTRANCE HALL

Stairs Off.

### LIVING ROOM

3.75 x 3.70

Recessed under stairs cupboard. Tv and Telephone points.

### KITCHEN/DINER

3.69 x 3.23

A range of grain effect wall and floor units having complimentary work surfaces incorporating electric oven, gas 4-ring hob with hood over, one and a half bowl stainless steel sink unit, plumbing for automatic washing machine space for fridge and wall mounted gas central heating boiler. Part tiling to the walls and vinyl flooring.

### CLOAKROOM

1.424 x 0.977 (4'8" x 3'2")

White suite with low level WC and pedestal hand basin with tiled splash back. Extractor fan, part tiled to the walls and vinyl flooring.

### FIRST FLOOR

### LANDING

Hatch to loft space.

### BEDROOM ONE

3.96 x 2.71

Telephone and Tv points.

### BEDROOM TWO

3.49 x 2.72

TV point.

### BEDROOM THREE

2.28 x 1.94

### BATHROOM

1.94 x 1.69

White suite comprising low level WC, pedestal hand basin and panelled bath with shower over. Partially tiled walls and extractor fan. T

### OUTSIDE

### GARDEN AND PARKING

The low maintenance rear garden is laid to gravel

with access gate to the back leading to the courtyard with designated parking.

## ADDITIONAL INFORMAITON

### SERVICES

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

### APPLIANCES

No appliances have been tested 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 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. No fees will be required in line with the Tenant Act fee 2019.

### MOBILE PHONE AND BRROADBAND COVERAGE

The Ofcom website suggests there is a maximum download speed of 1 Mbps is available at this postcode HU15 1TR Mobile phone coverage for voice calls is available from EE, Vodafone and O2 which is limited and Three is likely. The checker results are predictions and should not be regarded as guaranteed.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

#### 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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**zoopla**

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