

CLUBLEYS



16, Victoria Drive,
Gilberdyke, HU15 2SD
TO LET £725 Per Calendar Month



Introducing this well presented semi detached house situated in a VILLAGE location close to all local amenities and schools. The property benefits from upvc double glazing and combination gas central heating.

The accommodation on offer comprises contemporary style living room, kitchen/diner, two DOUBLE bedrooms and a family bathroom. Outside the property stands in a good size plot, having an enclosed rear garden and a detached single garage and side driveway allowing for several vehicles.

SORRY NO PETS OR SMOKERS, BOND REQUIRED £836. HOLDING DEPOSIT £167. AVAILABLE NOW.

RENT £725 Per Calendar Month | DEPOSIT £836 | AVAILABLE FROM 10th
October 2025

East Riding of Yorkshire Council BAND: B



THE ACCOMMODATION

GROUND FLOOR

ENTRANCE

Pvc front door leading to-

LIVING ROOM

4.691 x 4.013 (15'5" x 13'2")

Wall mounted electric fire. Radiator. Telephone and Tv points. Contemporary staircase. Laminate flooring and coved ceiling.

BREAKFAST KITCHEN

4.009 x 3.195 (13'2" x 10'6")

A range of modern cream high gloss wall and floor units with complimentary work surfaces and splash backs incorporating stainless steel electric oven, 4 ring gas hob with chimney style extractor over, stainless steel sink. Integrated fridge and freezer. Space for washing machine. Under stair cupboard. Wall combination mounted boiler. Tiled floor. Back door off.

FIRST FLOOR

LANDING

Hatch to loft.

BEDROOM ONE

4.011 x 3.663 (13'2" x 12'0")

Tv point and radiator. Stairwell box.

BEDROOM TWO

4.016 x 2.548 (13'2" x 8'4")

Tv point and radiator.

FAMILY BATHROOM

2.013 x 1.976 (6'7" x 6'6")

New white suite comprising low level wc, pedestal hand basin and P shape panelled bath with mains mains fed shower over. tiled walls and floor. Extractor and radiator.

OUTSIDE

GARDEN

The property stands in a good size plot which is laid mainly to lawn but privately enclosed to the rear. To the front there is a small area of lawn and a side driveway leading to a single detached and parking for several vehicles.

GARAGE AND DRIVEWAY

ADDITIONAL INFORMATION

SERVICES

Gas central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

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No appliances have been tested by the agent.

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

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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES


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		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

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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.