

CLUBLEYS



21, Eastdale Road,
East Yorkshire, HU14 3HS
TO LET £900 PCM



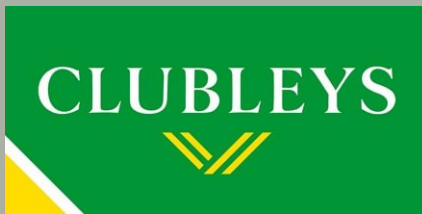
AVAILABLE TO MOVE IN TIME FOR CHRISTMAS!

A delightful three bedroom semi detached house conveniently located close to South Hunsley School.

With the benefit of double glazing and gas central heating and briefly comprises entrance hall, cloakroom, living room, dining room with adjoining sun room, kitchen, three bedrooms and family bathroom. There are gardens to the front and rear of the house with side driveway providing access to a single garage. The property also benefits from an electric car charging point.

HOLDING DEPOSIT £205. BOND REQUIRED £1035. COUNCIL BAND C. **AVAILABLE NOW**

RENT £900 PCM | DEPOSIT £1,035 | AVAILABLE FROM 1st December 2025
BAND: C



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Stairs to first floor having low level cupboard under.

CLOAKROOM

Cream suite comprising low level WC and wash hand basin.

LIVING ROOM

4.23 x 3.60 (13'10" x 11'9")

Electric fire having tiled hearth, telephone point and TV aerial outlet. French doors provide access through to...

DINING ROOM

3.67 x 2.71

Door providing access to kitchen, open plan access through to...

SUN ROOM

2.90 x 2.54 (9'6" x 8'3")

Patio doors provides access to rear garden.

KITCHEN

5.11 x 2.71 (16'9" x 8'10")

Range of wall and floor units having laminated work surfaces incorporating 1 ½ bowl stainless steel sink unit, plumbing for automatic washing machine and wall mounted gas central heating boiler. Shelved pantry having storage cupboard over, partially tiled walls, vinyl flooring and back door off.

FIRST FLOOR

LANDING

Hatch providing access to roof space.

BEDROOM ONE

3.25 x 4.22 (10'7" x 13'10")

Range of fitted wardrobes with adjacent drawer units.

BEDROOM TWO

3.68 x 3.20 (12'0" x 10'5")

Full range of fitted wardrobes having adjoining dressing table unit.

BEDROOM THREE

2.43 x 1.84 (7'11" x 6'0")

BATHROOM

2.28 x 2.27 (7'5" x 7'5")

Full suite comprising low level WC, pedestal hand basin and panelled bath having shower over. Partially tiled walls, extractor fan and shaver socket.

OUTSIDE

There are gardens to the front and rear of the property

laid mostly to lawn with a wide range of attractive established shrubs and trees.

ADDITIONAL INFORMATION

Electric car charging point.

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

DEPOSIT PROTECTION SERVICE

A 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: 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.

MOBILE PHONE COVERAGE AND BROADBAND

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode HU14 3HS. Mobile phone coverage for voice calls is available from EE. O2, Vodafone & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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The Deposit Protection Service
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Bridgewater Road
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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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