

# 24, Beverley Parklands, Beverley, HU17 0RA TO LET £1,100 Per Calendar Month



PRIME LOCATION! Introducing this FOUR bedroom TOWNHOUSE with a contemporary feel. This FAMILY home has good spacious accommodation over three floors and is in a perfect location near to all the good transport links, shops and restaurants. The Flemingate shopping development is also closeby. The accommodation on offer comprises of a light and airy entrance hallway, cloakroom, dining kitchen, utility room and bedroom four. To the second floor there is a good size living room with Juliette balcony and bedroom four. The top floor boasts a further two bedrooms, master with ensuite and the family bathroom. To the rear there is a fully enclosed low maintenance garden leading via gated access to the car port.

AVAILABLE END OF DECEMBER. HOLDING DEPOSIT £250. BOND REQUIRED £1265.

COUNCIL TAX BAND D

RENT £1,100 Per Calendar Month | DEPOSIT £1,265 | AVAILABLE FROM 19th
December 2025
East Yorkshire Council BAND: D



ZOOPLO



The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

#### THE ACCOMMODATION COMPRISES

#### **ENTRANCE HALLWAY**

Laminate wood effect flooring, under stairs cupboard, stairs off.

#### **BEDROOM FOUR**

2.502 x 2.406 (8'3" x 7'11")

Television point.

#### **CLOAKROOM**

Low level wc, pedestal hand basin, partially tiled walls and vinyl flooring. Extractor.

# **DINING KITCHEN**

# 4.445 x 3.511 (14'7" x 11'6")

A range of black high gloss wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, stainless electric oven and four ring gas hob with extractor over. Integrated fridge freezer and dishwasher. Partially tiled walls and vinyl flooring. Recessed ceiling spotlights. French doors to the rear garden.

# Door leading to..

# **UTILITY ROOM**

High gloss wall and floor units with complimentary work surface incorporating stainless steel sink unit, plumbed for washing machine, wall mounted central heating boiler and extractor

# FIRST FLOOR

# **LANDING**

#### **LIVING ROOM**

4.646 x 4.458 (15'3" x 14'8")

Television and telephone points. Juliette balcony.

## **BEDROOM THREE**

3.595 x 2.404 (11'10" x 7'11")

Television point.

# **SECOND LANDING**

# **BEDROOM TWO**

4.464 x 2.624 (14'8" x 8'7")

Cupboard housing hot water cylinder. Television point.

# **MASTER BEDROOM**

4.455 x 3.558 (14'7" x 11'8")

Television point.

## **ENSUITE SHOWER ROOM**

White suite comprising low level WC, pedestal hand basin and

corner shower cubicle with mains fed shower. Extractor fan and recessed ceiling spot lights. Partially tiled walls and vinyl flooring.

#### **BATHROOM**

# 2.300 x 1.973 (7'7" x 6'6")

White suite comprising panelled bath with shower tap attachment, low level WC and pedestal hand basin. Extractor fan, partially tiled walls and vinyl flooring.

#### **OUTSIDE**

#### **REAR GARDEN**

To the rear there is a fully enclosed paved garden designed for easy maintenance and a gate for access through to the private parking.

#### **CAR PORT PARKING**

There is a car port located to the rear of the house for private parking.

#### ADDITIONAL INFORMATION

#### **SERVICES**

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

# **APPLIANCES**

No appliances have been tested by the selling agent.

#### **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 deiced 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.

# **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.

# **BROADBAND AND MOBILE PHONE COVERAGE**

Please check the Ofcom website for information on the broadband and mobile phone coverage for this postcode.





# clubleys.com









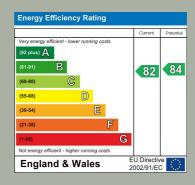












# **OPENING HOURS**

# **DEPOSIT PROTECTION SCHEME**

Deposit will be required, the amount is stated in the main property description. The deposit for this

The Pavilions 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 checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be will be refunded.

# **AGENTS NOTES**

survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors, Estate Agents, Lettings Agents & Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire, **HU15 1BA** 01482 662211 brough@clubleys.com www.clubleys.com

