Townend Clegg&co

CHARTERED SURVEYORS SINCE 1895









3 Wentworth Close

Gilberdyke, HU15 2GF

RENT £900 pcm

Property Features

- Good sized Townhouse in popular Village
- Lounge, Dining Kitchen & Utility
- 3 Bedroom & Bathroom
- Gas CH, UPVC DG & Off Street Parking
- Ideally placed for M62 & City of Hull



Full Description

THE PROPERTY

This consists of a modern Townhouse situated on a modern Development on the edge of the popular Village of Gilberdyke being ideally placed for the City of Hull, the historic Market Town of Howden and the M62 Motorway.

This good sized property has the benefit of Lounge, Dining Kitchen, 3 Bedrooms and Off Street Parking and presently comprises:



GROUND FLOOR

ENTRANCE HALL

Composite front door, radiator and enclosed staircase to the first floor.

LOUNGE 15' 9" x 12' 0" (4.8m x 3.66m)

Bay window to front, radiator and understairs cupboard.



DINING KITCHEN 13' 6" x 11' 6" (4.11m x 3.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with chimney extractor over. Integrated dishwasher. Radiator, part ceramic tiled walls, downlighters and UPVC door to the rear garden.

UTILITY ROOM 7' 3" x 4' 3" (2.21m x 1.3m)

Worktop with plumbing for auto washer under, radiator and part ceramic tiled walls.



CLOAKROOM

White low flush WC and pedestal washbasin with tiled splash back. Radiator.

FIRST FLOOR

LANDING
This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a radiator and cupboard housing gas central heating boiler are:

FRONT BEDROOM 15' 0" x 10' 9" (4.57m x 3.28m)
Radiator.

REAR BEDROOM 11' 9" x 8' 3" (3.58m x 2.51m)
Radiator.

REAR BEDROOM 8' 3" x 6' 6" (2.51m x 1.98m)
Radiator.

BATHROOM
White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower over bath with side screen. Radiator, part ceramic tiled walls, mirror and downlighters.

TO THE OUTSIDE
2 OFF STREET PARKING SPACES to front.
Small forecourt Garden
Enclosed Garden to rear with raised patio area and garden shed.

SERVICES
It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX
It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

TERMS & CONDITIONS
The property is available to rent immediately on an Assured Periodic Tenancy. References will be required for all Tenants named on the Agreement. Should you be interested in this property please request an Application to Rent Form from our Goole Office.

RENT & BOND
RENT: £900 per calendar month payable in advance.

BOND: £1035 payable on the signing of the Agreement.









HOLDING DEPOSIT

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £205.

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

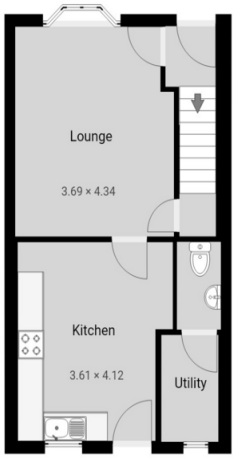
ENERGY PERFORMANCE GRAPHS

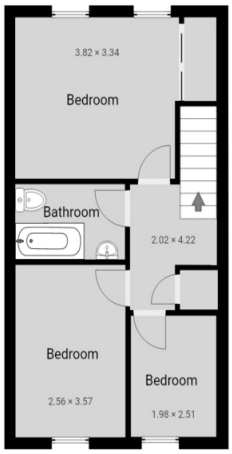
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

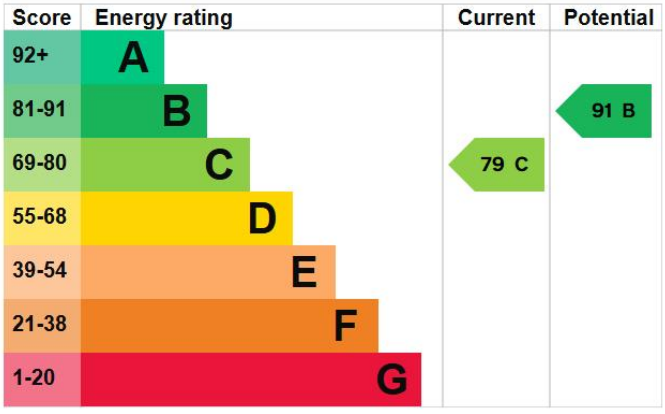
These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements