

CLUBLEYS



38, Kings Croft Drive,  
Welton, HU15 1FL

TO LET £1,100 Per Calendar Month



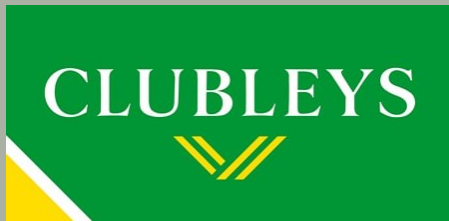
A well presented FOUR bedroom FAMILY home offering SPACIOUS accommodation throughout. The property comprises entrance hall, cloakroom, living room and dining kitchen to the ground floor. To the first floor is a living room with Juliette balcony, family bathroom and bedroom. To the second floor is a master bedroom with en-suite and two further bedrooms. Outside there is a driveway leading to the single integral garage and rear garden.

AVAILABLE MID MARCH.

Deposit required £1265. Holding Deposit £250. Council Tax Band D. EPC Rating C

RENT £1,100 Per Calendar Month | DEPOSIT £1,265 | AVAILABLE FROM  
16th March 2026

East Yorkshire Council BAND: D



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALLWAY

Front door leading in with stairs off to the first floor.

#### DINING KITCHEN

4.52 x 3.82 (14'10" x 12'6")

Stunning dining kitchen with an excellent range of modern wall and floor units with complementary work surfaces incorporating a single sink unit, four ring gas hob and single oven with stainless steel canopy extractor above. Integrated fridge freezer, washing machine and dishwasher. Cupboard housing gas central heating boiler. Part modern tiling to the walls and vinyl tile effect flooring. Extending into a generous sized dining area with Tv point and patio doors off to the rear garden

#### CLOAKROOM

White suite comprising low level wc and pedestal hand basin with feature tile above. Extractor fan and tile effect vinyl flooring.

### FIRST FLOOR

#### LANDING

Stairs off to the second floor and cupboard housing water tank.

#### LIVING ROOM

4.53 x 4.10 (14'10" x 13'5")

A delightfully spacious well presented room with feature Juliette balcony. Tv and telephone point.

#### FAMILY BATHROOM

2.47 x 1.68 (8'1" x 5'6")

White suite comprising of low level Wc, pedestal hand basin, panelled bath with mains fed shower over, part modern tiling to the walls. Vinyl wood effect flooring and extractor fan.

#### BEDROOM THREE

3.10 max x 2.41 max (10'2" max x 7'11" max)

### SECOND FLOOR

#### LANDING.

Hatch to loft space and recessed cupboard.

#### MASTER BEDROOM

4.89 x 2.58 max (16'1" x 8'6" max)

#### ENSUITE

White suite comprising low level Wc, pedestal hand basin and shower cubicle with mains fed shower. Full tiling to shower, part tiling to walls, vinyl wood effect flooring and extractor fan.

#### BEDROOM TWO

4.07 x 2.50 (13'4" x 8'2")

To the rear of the property.

#### BEDROOM FOUR

3.05 x 1.93 (10'0" x 6'4")

To the rear of the property.

### OUTSIDE

### DRIVEWAY AND GARAGE

A good sized driveway providing off street parking leading to a single garage with up and over door. Power and light.

### REAR GARDEN

Being laid mainly to lawn with a paved patio area, storage shed and side access gate off.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agents.

#### DEPOSIT PROTECTION SCHEME

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 DEPOSITS

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.

#### BROADBAND AND MOBILE PHONE COVERAGE

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




clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b> 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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#### 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

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

**zoopla**

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