

CLUBLEYS



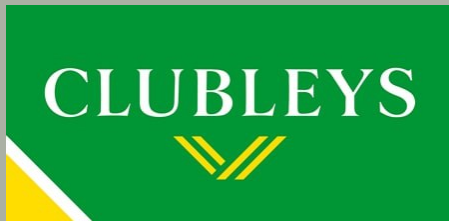
31, Bellasize Park,
Gilberdyke, HU15 2XT
TO LET £675 PCM



This TWO bedroom SEMI DETACHED BUNGALOW is conveniently situated in popular established residential location with easy access of all the well provided local amenities including SHOPS AND RAILWAY STATION. The property has the benefit of pvc double glazing, gas fired central heating and comprises Entrance Hall, living room, kitchen, two bedrooms and a bathroom, There Gardens to front and rear and a single detached garage with gated side driveway.

HOLDING DEPOSIT £155, DEPOSIT REQUIRED £775. COUNCIL BAND A. AVAILABLE END OF JUNE

RENT £675 PCM | DEPOSIT £775 | AVAILABLE FROM
East Yorkshire Council BAND: A



Gilberdyke is an established community some fourteen miles to the West of Hull and five miles to the East of the historic market town of Howden. The village has a range of facilities including Shops, Primary School, Doctors Surgery and recreational facilities. Also at Gilberdyke there is a main line Railway Station.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Access hatch to roof space, recessed cupboard.

LIVING ROOM

5.147 x 2.919 (16'10" x 9'6")

Open Fireplace with modern surround, marble effect inset and hearth. Large picture window, Tv point.

KITCHEN

2.839 x 2.815 (9'3" x 9'2")

Full range of light floor units incorporating single drainer stainless steel sink unit, shelved pantry unit, wall mounted gas central heating boiler and plumbing for washing machine.

BEDROOM ONE

3.685 x 2.936 (12'1" x 9'7")

BEDROOM TWO

2.799 x 2.596 (9'2" x 8'6")

BATHROOM

White suite comprising pedestal hand basin, low level wc, panelled bath and vinyl floor.

OUTSIDE

The front garden is laid out and designed for low maintenance. There is a small rear garden and gated long side driveway provides off street parking and leads to a single detached garage.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the Agent.

SERVICES

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

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.

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.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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

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

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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

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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zoopla

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