

CLUBLEYS



15, Victoria Drive,  
Gilberdyke, HU15 2SD  
TO LET £775 Per Calendar Month



This delightful TWO BEDROOM semi detached house benefits from combination gas central heating, upvc double glazing with a an upgraded dining kitchen and shower room. The accommodation comprises Entrance, Living room dining kitchen, two DOUBLE bedrooms and a shower room. There is a large good size GARDEN to two sides and to the front it is a laid mainly to lawn with a front driveway leading to the single detached GARAGE.

COUNCIL BAND B. HOLDING DEPOSIT £184. DEPOSIT £894. AVAILABLE APRIL 2026

RENT £775 Per Calendar Month | DEPOSIT £894 | AVAILABLE FROM 20th  
April 2026

East Riding of Yorkshire BAND: B

rightmove 

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA



## ENTRANCE

Pvc door leading in.

## LIVING ROOM

4.00 x 4.53 (13'1" x 14'10")

Contemporary wall mounted electric fire with slate hearth below. Tv and telephone points. Stairs off.

## KITCHEN

3.99 x 3.17 (13'1" x 10'5")

A beautiful range of modern white high gloss wall and floor units with under unit lighting, silver grey work surfaces incorporating stainless steel electric oven, 4 ring induction hob with extractor above and glass splashback, contemporary style sink unit. Integrated fridge/freezer and washing machine. USB points and modern style radiator. Under stair cupboard. Concealed wall mounted combination boiler and tiled effect flooring. Alarm panel.

Breakfast Bar area.

Back door off.

## FIRST FLOOR

### LANDING

Hatch to loft.

### BEDROOM ONE

3.38 x 3.70 (11'1" x 12'2")

Fitted recessed wardrobes and overhead storage.

### BEDROOM TWO

4.00 x 2.51 (13'1" x 8'3")

### SHOWER ROOM

2.05 x 2.13 (6'9" x 7'0")

Modern white suite comprising low level WC, vanity hand basin with wall mounted mirror, large corner shower cubicle. Full tiling to the walls and floor. Chrome heated towel radiator. Extractor.

## OUTSIDE

### GARDENS

There are private gardens to two sides of the property and a paved patio area.

Personal door to the garage from the garden.

## GARAGE AND PARKING

Block paved front driveway leading to the single garage with up and over door, power and light.

## 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 Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

## HOLDING DEPOSIT

A holding deposit of £178.00 will 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 .

## SERVICES

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

## APPLIANCES


No appliances have been tested by the agent.

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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>			<b>87</b>
(69-80) <b>C</b>		<b>71</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

#### 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

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.