

CLUBLEYS



100, Beech Road,
Elloughton, HU15 1JY
TO LET £995 Per Calendar Month



Extended THREE bedroom semi-detached house situated in a sought after residential location. This SPACIOUS family property has a rear extension consisting of a play room and extended kitchen. The property has gas central heating and PVC double glazing. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. The property has a good size rear GARDEN set on two levels with the front garden being low maintenance. There is a SIDE DRIVEWAY which provides ample parking and access to the SINGLE GARAGE.

HOLDING DEPOSIT £230. DEPOSIT REQUIRED £1148.07. COUNCIL BAND C.

RENT £995 Per Calendar Month | DEPOSIT £1,148 | AVAILABLE FROM
East Yorkshire County Council BAND: C



Surrounded by the villages of Brough, Swanland and South Cave, Elloughton is at the heart of Hull's most desirable residential locations. Situated west of Hull, Elloughton benefits from a good selection of amenities including local shops, Post Office and general conveniences. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Elloughton has its own primary school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

PROPERTY PARTICULARS

GROUND FLOOR

ENTRANCE HALLWAY

Front door gives access into the property, staircase leading to the first floor accommodation with cupboard under. Real wood flooring and coved ceiling.

CLOAKROOM

Low level WC and corner pedestal hand basin. Tiled floor

LIVING ROOM

3.69 x 3.599 (12'1" x 11'10")

Contemporary fireplace housing electric fire, real wood flooring. TV and Telephone point. Open plan to ...

DINING ROOM

3.10 x 2.84 (10'2" x 9'4")

Bi folding doors through to the Sun Room/Play Room.

KITCHEN

5.31 x 2.55 (17'5" x 8'4")

Cream wall and floor units with complementary work surfaces and tiled splash backs incorporating stainless steel sink unit, stainless steel freestanding cooker with extractor hood over. Space for fridge, freezer and automatic washing machine. Cupboard housing wall mounted central heating boiler and real wood flooring. Back door off.

SUN ROOM/PLAY ROOM

2.76 x 2.70 (9'1" x 8'10")

Tiled floor, coved ceiling and patio doors to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space. Recessed airing cupboard.

BEDROOM ONE

3.72 x 2.65 (12'2" x 8'8")

Fitted wardrobes with sliding mirrored doors. Coved ceiling and TV point.

BEDROOM TWO

3.53 x 2.76 (11'7" x 9'1")

Fitted wardrobes with sliding mirrored doors. Coved ceiling and TV point.

BEDROOM THREE

2.51 x 2.28 (8'3" x 7'6")

Coved ceiling.

BATHROOM

2.389 x 1.684 (7'10" x 5'6")

White suite comprising concealed cistern low level WC and enclosed hand basin. Curved bath with plumbed shower over. Ceiling spot lights, fully tiled walls and black fleck tiled floor . extractor.

DECORATED LOFT SPACE

Fitted pull down ladder, Velux window, carpet, light and power.

OUTSIDE

The front garden has been landscaped offering further off street parking.

The property stands on a generous plot having a good sized garden situated to the rear of the house set on two levels being laid mostly to lawn with large paved patio area adjoining the property and shed. Planted borders and timber fencing to the perimeter.

GARAGE AND DRIVEWAY

A side driveway gives access to the 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, 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.

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

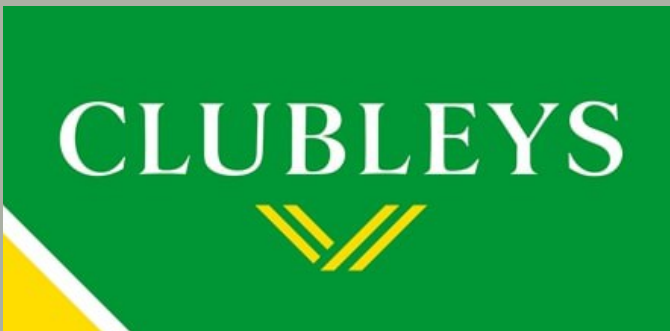
BS99 6AA

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.

clubleys.com



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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