

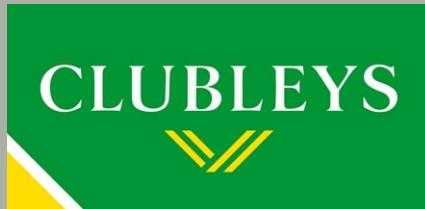


The property is close to all the VILLAGE amenities, including SCHOOLS, shops and within WALKING DISTANCE FROM THE RAIL STATION. The property benefits from triple glazing, combination gas central heating and has a lovely GOOD SIZE GARDEN. The accommodation on offer comprises entrance hallway, breakfast kitchen, living room and CONSERVATORY. To the first floor there is a family bathroom, two DOUBLE bedrooms, landing/study area and staircase leading to a LOFT conversion with DOUBLE bedroom and ENSUITE shower room. Outside there are well tended gardens to the front and rear and a good size driveway providing ample parking for several vehicles and leading to a single GARAGE and OUTBUILDINGS.

AVAILABLE NOW. HOLDING DEPOSIT REQUIRED £205. BOND REQUIRED £1035.

EPC RATING - C COUNCIL TAX BAND - B

**RENT £900 PCM | DEPOSIT £1,035 | AVAILABLE FROM 22nd December 2025**  
**East Riding of Yorkshire Council BAND: B**



## THE ACCOMMODATION COMPRISSES:-

### ENTRANCE HALL

Stairs to first floor. Radiator

### LIVING ROOM

4.49 x 3.97 (14'8" x 13'0")

A attractive room having log burning stove, laminate flooring and Tv point. Double opening doors leading to....

### CONSERVATORY

3.30 x 3.22 (10'9" x 10'6")

Ceiling fan and light. Double opening doors to rear garden.

### KITCHEN

5.58 x 3.95 (18'3" x 12'11")

A good range of wall and floor units with complimentary work surfaces incorporating stainless steel sink unit with mixer tap. Cooker. Space for American style fridge freezer, washing machine and dishwasher. Partially tiled walls, tiled floor and ceiling spot lights. Back door leading to side drive and outbuildings. Sliding patio doors to rear garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

3.65 x 3.33 (11'11" x 10'11")

Range of white fitted wardrobes and dressing table unit.

#### EN-SUITE

Corner cubicle shower with plumbed shower, low level wc and vanity hand basin. Laminate flooring and ceiling spot lights. Chrome ladder style radiator.

#### BEDROOM TWO

3.82 x 3.31 (12'6" x 10'10")

Fitted wardrobes and drawer units. Coved ceiling and TV point.

#### BATHROOM

2.240 x 2.111 (7'4" x 6'11")

White fitted suite comprising panelled bath with electric shower over, low level wc and vanity basin with fitted cupboard. Vinyl flooring, ceiling spot lights and coved ceiling.

#### SECOND LANDING / STUDY AREA

3.21 x 2.10 (10'6" x 6'10")

Fitted storage cupboards and shelf unit. Coved ceiling.

Stairs leading to loft conversion.

#### BEDROOM THREE

4.96 x 2.56 (16'3" x 8'4")

Recessed under eave storage cupboards. TV Point, Velux window.

#### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn with neat planted borders and trees.

Gravelled driveway with block paved pathway leading to the side of the property and single garage.

### REAR GARDEN

Beautifully maintained and thoughtfully laid out south facing garden. Well tended extensive lawn with mature planted flower beds and trees. Raised deck leads to the Summerhouse and additional seating area. Full width paved patio adjacent to the property. Mature hedges and fencing to perimeter giving privacy to all sides. Greenhouse.

Personal door to single detached garage and access to the outbuildings.

### OUTBUILDINGS

Outside wc.

Two storage buildings with electrics.

### GARAGE

Up and over door. Power and light.

### ADDITIONAL INFORMATION:-

#### 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 decided 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

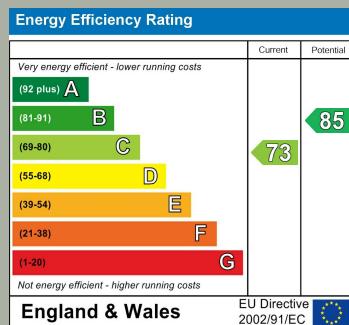
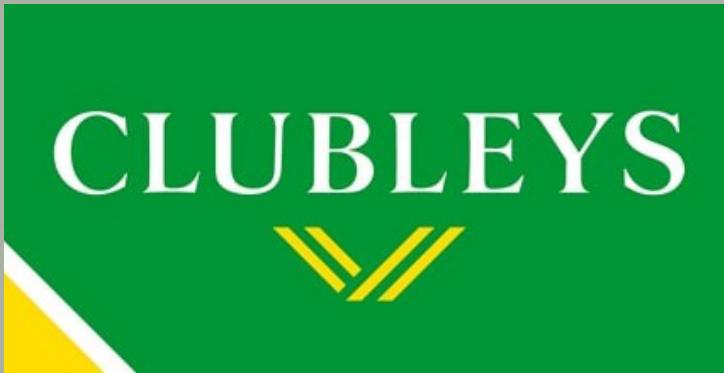
#### REFERENCES

We use Rightmove to obtain tenant/s references. 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.





## OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA  
Tel: 0330 3030030

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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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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