



Introducing this TWO bedroom GROUND FLOOR APARTMENT situated in a private courtyard in the heart of this highly desirable VILLAGE with views over WELTON. The well presented apartment has the benefit of pvc double glazing and gas central heating. The flat briefly comprises entrance hall, fitted kitchen with INTEGRATED APPLIANCES being open plan into the living room, two bedrooms and MODERN style SHOWER ROOM. There is a designated PARKING SPACE and a small LOW MAINTENANCE rear GARDEN.

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

**RENT £700 Per Calendar Month | DEPOSIT £805 | AVAILABLE FROM  
East Yorkshire Council BAND: A**



Welton is an established residential village conveniently situated within easy access of the A63 trunk road and thereby giving access to Hull (approximately 10 miles) or the M62 motorway. The village is well served with a variety of local amenities in the nearby villages of Melton, North Ferriby, Elloughton and Brough, which includes a main line railway station, supermarkets, banks, Post Office, primary and senior schools.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Pvc front door leads into the good sized hallway with doors off to all rooms. Wooden flooring and radiator.

### LIVING ROOM

4.03 max x 4.03 (13'3" max x 13'3")

Feature tall radiator, wooden flooring and fitted storage units.

Sliding patio doors open onto the rear patio area. TV and telephone points.

Opening into the..

### KITCHEN

2.90 x 2.48 (9'6" x 8'2")

Fitted with range of modern light high gloss wall and floor units having complementary marble effect work surfaces and upstands, incorporating a stainless steel sink unit, integrated fridge/freezer, electric 4-ring hob with black chimney hood over with glass splashback. Electric double oven, Integrated washing machine. and wooden flooring.

### BEDROOM ONE

3.47 x 3.02 (11'5" x 9'11")

Fitted shoe cabinets to one wall. Wood effect Flooring, wall lighting and radiator. Front elevation.

### BEDROOM TWO

3.03 x 2.48 (9'11" x 8'2")

Fitted wardrobes. Wood effect flooring and radiator. Front elevation.

### BATHROOM

2.46 x 1.46 (8'1" x 4'9")

Shower room comprising back to wall WC, freestanding vanity basin with fitted storage over. Heated towel radiator. Modern black walk mains fed shower with rainfall shower head over. Partially tiled walls and vinyl flooring.

### OUTSIDE

Steps lead up from the courtyard parking area.

### FRONT GARDEN

The front garden has been landscaped and gravelled for easy maintenance, with side pathway leading via a gate to the rear.

### REAR GARDEN

The delightful and sunny rear garden is a fantastic asset to the apartment providing a good degree of privacy with a large patio area adjoining.

Power point and outside tap.

### PARKING

One designated parking space is available in the communal courtyard.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agent.

### 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 DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.

### REFERENCES

We use Rightmove to obtain tenant/s references.

### MOBILE PHONE AND BROADBAN COVERAGE

# clubleys.com



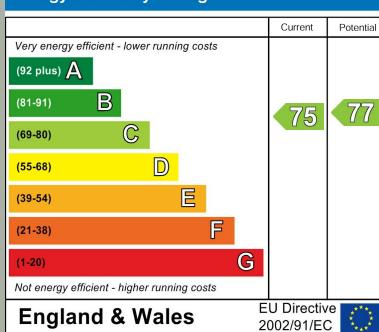
Estate Agents | Lettings Agents | Chartered Surveyors



# CLUBLEYS



#### Energy Efficiency Rating



#### 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

#### 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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