

CLUBLEYS



4, Yew Dene Grange,
Willerby, HU10 6GF
TO LET £1,195 Per Calendar Month



DONT MISS OUT!!

Introducing this beautifully appointed NEW semi-detached THREE bedroom house available in a popular VILLAGE location on the Duchy Homes development!

This thoughtfully designed property has the benefit of SOLAR PANELS and an ELECTRIC CHARGING POINT. It would make an ideal family home, as close to all the local amenities, schools, the famous Beverley Minster and racecourse. It has good public transport links.

The property comprises an OPEN PLAN ground floor with a light and airy fitted kitchen with integrated appliances, cloakroom, a very uniquely designed understairs utility cupboard and living room with french doors opening onto the rear garden. To the first floor there are three bedrooms, master with ENSUITE SHOWER ROOM and a family bathroom.

To the rear of the property there is a good sized fully enclosed garden, leading via a side gate to the blocked paved driveway for two cars at the front.

HOLDING DEPOSIT £275. DEPOSIT REQUIRED £1375. COUNCIL BAND TBC. AVAILABLE NOW

RENT £1,195 Per Calendar Month | DEPOSIT £1,375 | AVAILABLE FROM
BAND: New Build

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THE ACCOMODATION COMPRISES

ENTRANCE

Composite front door leading in. Stairs off.

FITTED KITCHEN

4.990 x 4.810 (16'4" x 15'9")

An Open plan designed stylish kitchen with a good range of modern dark grey wall, floor and drawer units with complimentary marble effect surfaces, upstands and incorporating a moulded sink unit. Integrated dishwasher and fridge freezer. Double oven with four ring electric hob with concealed extractor and marble effect splashback. Recessed ceiling spotlights and tiled floor.

Leading into:-

LIVING ROOM

5.022 x 2.991 (16'5" x 9'9")

Light and airy room. Tv and telephone points.

French doors with side full length windows leading to the rear garden.

CLOAKROOM

1.500 x 1.187 (4'11" x 3'10")

Back to wall concealed wc, vanity wash hand basin,. Tiled floor. Recessed ceiling spotlights.

WALK IN UTILITY CUPBOARD

1.669 x 0.946 (5'5" x 3'1")

Floor unit with complimentary work surface and upstand, plumbing for washing machine. Recessed lighting.

FIRST FLOOR

LANDING

Storage cupboard. Hatch to loft.

MASTER BEDROOM

3.589 x 2.742 (11'9" x 8'11")

Front elevation.

ENSUITE SHOWER ROOM

2.239 x 1.658 (7'4" x 5'5")

Large walk in mains fed shower with rainfall shower head, back to wall wc, wash hand basin, marble effect tiled walls and floor. Recessed ceiling spotlights and extractor.

BEDROOM TWO

4.236 x 2.716 (13'10" x 8'10")

Rear elevation.

BEDROOM THREE

3.199 x 2.205 (10'5" x 7'2")

Rear elevation.

FAMILY BATHROOM

2.163 x 1.706 (7'1" x 5'7")

White suite comprising back to wall wc, wash hand basin, panelled bath with shower tap attachment, tiled walls and floor. Recessed ceiling spotlights and extractor.

OUTSIDE

FRONT AND REAR GARDENS

Fully enclosed rear garden which is predominantly lawn with fencing to the perimeter and a paved patio adjacent to the house. New Shed and Outside tap.

There is a side gate leading to the front of the house and the blocked paved driveway which has for parking for two cars.

PARKING

Parking at the front of the house for two cars. Electric charger point.

SOLAR PANELS

The property benefits from solar panels to the rear roof.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the Agent.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(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

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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

1 Toft Court, Skillings Lane, Brough, East Yorkshire,
HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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