

CLUBLEYS



24, Beverley Parklands,
Beverley, HU17 0RA
TO LET £1,100 Per Calendar Month



PRIME LOCATION! Introducing this FOUR bedroom TOWNHOUSE with a contemporary feel. This FAMILY home has good spacious accommodation over three floors and is in a perfect location near to all the good transport links, shops and restaurants.

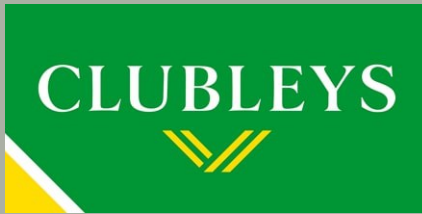
The Flemingate shopping development is also closeby. The accommodation on offer comprises of a light and airy entrance hallway, cloakroom, dining kitchen, utility room and bedroom four. To the second floor there is a good size living room with Juliette balcony and bedroom four. The top floor boasts a further two bedrooms, master with ensuite and the family bathroom. To the rear there is a fully enclosed low maintenance garden leading via gated access to the car port.

AVAILABLE END OF DECEMBER. HOLDING DEPOSIT £250. BOND REQUIRED £1265.

COUNCIL TAX BAND D

RENT £1,100 Per Calendar Month | DEPOSIT £1,265 | AVAILABLE FROM 19th
December 2025

East Yorkshire Council BAND: D



The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Laminate wood effect flooring, under stairs cupboard, stairs off.

BEDROOM FOUR

2.502 x 2.406 (8'3" x 7'11")

Television point.

CLOAKROOM

Low level wc, pedestal hand basin, partially tiled walls and vinyl flooring. Extractor.

DINING KITCHEN

4.445 x 3.511 (14'7" x 11'6")

A range of black high gloss wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, stainless electric oven and four ring gas hob with extractor over. Integrated fridge freezer and dishwasher. Partially tiled walls and vinyl flooring. Recessed ceiling spotlights. French doors to the rear garden.

Door leading to..

UTILITY ROOM

High gloss wall and floor units with complimentary work surface incorporating stainless steel sink unit, plumbed for washing machine, wall mounted central heating boiler and extractor

FIRST FLOOR

LANDING

LIVING ROOM

4.646 x 4.458 (15'3" x 14'8")

Television and telephone points. Juliette balcony.

BEDROOM THREE

3.595 x 2.404 (11'10" x 7'11")

Television point.

SECOND LANDING

BEDROOM TWO

4.464 x 2.624 (14'8" x 8'7")

Cupboard housing hot water cylinder. Television point.

MASTER BEDROOM

4.455 x 3.558 (14'7" x 11'8")

Television point.

ENSUITE SHOWER ROOM

White suite comprising low level WC, pedestal hand basin and

corner shower cubicle with mains fed shower. Extractor fan and recessed ceiling spot lights. Partially tiled walls and vinyl flooring.

BATHROOM

2.300 x 1.973 (7'7" x 6'6")

White suite comprising panelled bath with shower tap attachment, low level WC and pedestal hand basin. Extractor fan, partially tiled walls and vinyl flooring.

OUTSIDE

REAR GARDEN

To the rear there is a fully enclosed paved garden designed for easy maintenance and a gate for access through to the private parking.

CAR PORT PARKING

There is a car port located to the rear of the house for private parking.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the selling 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 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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

DEPOSIT PROTECTION SCHEME

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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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www.clubleys.com

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