

CLUBLEYS



11, Wentworth Close,  
Gilberdyke, HU15 2GF  
TO LET £750 PCM



INTRODUCING this well presented MID TERRACE house located on the MANOR development and within walking distance from the local SCHOOLS AND SHOPS . The well appointed accommodation which offers a MODERN interior briefly comprises entrance hall, spacious living room, dining kitchen, and cloakroom to the ground floor. There are TWO bedrooms to the first floor and family bathroom. Outside there are TWO parking spaces to the front of the property and an enclosed garden to the rear.

DEPOSIT REQUIRED £865. COUNCIL BAND HOLDING DEPOSIT £170. AVAILABLE MAY.

RENT £750 PCM | DEPOSIT £865 | AVAILABLE FROM 23rd May 2025  
BAND: B



## THE ACCOMODATION COMPRISES

### ENTRANCE HALLWAY

Front door leading into hall with stairs off leading to the first floor accommodation.

### LIVNG ROOM

4.26 x 3.29

Bay window. Under stairs cupboard. Laminate flooring. Television point. Door through to:

### DINING KITCHEN

3.43 x 3.00

A range of light wall and floor units with complementary dark work surfaces and matching splashbacks incorporating one and a half bowl stainless steel sink unit, electric oven and four ring gas hob with stainless steel canopy extractor hood over. Space for tall fridge/freezer and plumbed for washing machine. Laminate flooring, recessed spot lights and door leading to:

Alarm panel.

### INNER HALLWAY

Tiled Flooring. Back door leading to rear garden.

### CLOAKROOM

1.44 x 1.13

Modern white suite comprising low level WC and pedestal hand basin with tiled splashback. Extractor fan and tiled flooring. Wall mounted mirror.

### FIRST FLOOR

### LANDING

Hatch to loft.

### BEDROOM ONE

3.82 x 3.29

Television point and telephone point. Cupboard housing combination central heating boiler.

### BEDROOM TWO

3.47 x 2.58

Television point.

### BATHROOM

White suite comprising low level wc, pedestal hand basin and panelled bath with tap attachment shower and screen. Partly tiled walls and tiled flooring. Recessed ceiling spotlights. Extractor. Shaver point. Wall mounted mirror.

### OUTSIDE

### GARDENS

The rear garden is predominantly paved and gravelled with a raised patio area. There is a gate for pedestrian access

leading round to the front of the property where the car parking is located.

### PARKING

There are two parking spaces located in front of the house.

### ADDITIONAL INFORMATION

Please note the photographs were taken prior to this let, so may not be true likeness.

### SERVICES

Mains water, drainage, electricity and gas 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 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

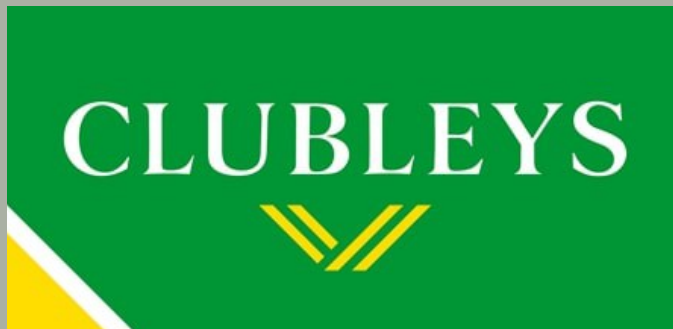
The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode HU15 2GF. Mobile phone coverage for voice calls is available from EE and O2, Vodafone & Three are limited. The checker results are predictions and should not be regarded as guaranteed.



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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 Surveyor,  
 Estate Agents,  
 Lettings Agents &  
 Auctioneers

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 brough@clubleys.com  
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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.