

CLUBLEYS



6, Empson Terrace,  
HU17 8JS

TO LET £650 Per Calendar Month



PERFECT LOCATION.

Conveniently situated just a short distance from the town centre and the open space of the Westwood is this well presented, TWO bed end terraced house. The accommodation briefly comprises:- living room, dining room, kitchen, utility/garden room, two bedrooms, bathroom, outside storage shed, COURTYARD GARDEN and PARKING to the front.

AVAILABLE NOW. COUNCIL BAND B. DEPOSIT REQUIRED £805. HOLDING DEPOSIT £160

RENT £650 Per Calendar Month | BOND £750 | AVAILABLE FROM 10th  
August 2022  
BAND: A



Beverley is a thriving market town with shops, cafes, restaurants, medieval Minster, racecourse and The Westwood parkland.

There are many schools in the area including Molescroft Primary School, Beverley High School, Longcroft School and Beverley Grammar School. With train links to Hull, Beverley has access to the wider rail network. Other stations nearby are Brough, under 15 miles away, with regular services to London's King's Cross - and York, 27 miles away, a major mainline station.

The M62 is 11 miles away from Beverley.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### LIVING ROOM

3.51m x 3.43m

Walking into the property through the front door.

#### INNER HALLWAY

Staircase leading to the first floor.

#### DINING ROOM

4.04m x 3.52m

Recessed understairs cupboard.

#### KITCHEN

2.58m x 1.58m

The kitchen has been fitted with a range of wall and base units with worktops incorporating a stainless steel sink. Free standing gas cooker. Tiled splashbacks and tiled floor.

#### UTILTIY ROOM / GARDEN ROOM

Tiled floor, plumbing for washing machine and back door off.

#### BATHROOM

2.01m x 1.57m

White suite comprising of a low level WC, pedestal hand basin and panelled bath with separately plumbed shower over and fitted shower screen. Part tiled walls, tiled floor and extractor.

### FIRST FLOOR

#### BEDROOM ONE

4.04m x 3.51m max (13'3" x 11'6" max)

Fitted cupboard housing wall mounted Ideal Combi central heating boiler.

#### BEDROOM TWO

Recessed cupboard with hanging rail.

### OUTSIDE

#### REAR COURTYARD

The rear garden has been landscaped for easy maintenance. A brick shed is located to the rear and a garden gate provides pedestrian access.

#### PARKING

There is parking to the front of the property.

### ADDITIONAL INFORMATION

#### SERVICES

Mains gas, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the agent.

#### HOLDING DEPOSIT

#### 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 Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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

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 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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