

CLUBLEYS



107, Grove Park,
Beverley, HU17 9JU
TO LET £850



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

This spacious three-bedroom end-terrace house is conveniently situated just a short walk from the town centre. The property features a detached single garage and off-street parking. On the ground floor, there is an entrance hall, a sitting room with a dining area, and a kitchen. The first floor includes three bedrooms and a bathroom. The rear garden, enclosed by fence boundaries, is primarily laid to lawn and includes a garden shed.

A deposit of £980 is required. A holding deposit of £190 will be required to secure the property.

East Riding of Yorkshire Council - Council Tax Band B

RENT £850 | DEPOSIT £980 | AVAILABLE FROM 19th April 2025

East Riding Of Yorkshire Council BAND: B



The 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 HALL

Having a double glazed front entrance door, coving to ceiling, stairs to first floor accommodation and a radiator.

LOUNGE

4.17 x 3.56 into recess (13'8" x 11'8" into recess)
Radiator.

DINING AREA

3.35 x 2.04 (11'0" x 6'8")
Radiator, storage cupboard.

KITCHEN

2.82 x 2.71 (9'3" x 8'11")
Fitted with a range of wall and base units, roll top work surfaces, integrated electric oven with hob, extractor fan over, plumbed for washing machine, part tiled walls, wood effect vinyl flooring, stainless steel sink with mixer tap and drainer.

LANDING

Having carpet flooring and access to loft space.

BEDROOM ONE

3.64 x 2.90 plus recess (11'11" x 9'6" plus recess)
Radiator.

BEDROOM TWO

2.57 x 1.87 (8'5" x 6'2")
Radiator, fitted cupboard.

BEDROOM THREE

3.29 x 3.01 (10'10" x 9'11")
Radiator.

BATHROOM

1.89 x 1.79 into recess (6'2" x 5'10" into recess)
Three piece suite comprising wash hand basin, low level WC and bath with shower over. Partially tiled walls, tile effect flooring.

OUTSIDE

Lawned garden to the front and rear. This property provides off street parking.

GARAGE

There is a single garage located in a courtyard closeby.

ADDITIONAL INFORMATION:

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		57
(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

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: 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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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