



14 Theasby Way, Leven HU17 5QF
£650

- 3 Bed Room Town House
- Very popular village location
- Modern fitted kitchen
- Parking for 2 cars
- Rear garden
- 12 month minimum term

GENERAL INFORMATION

RENT - £650 per calendar month payable monthly in advance exclusive of water rates, utilities and council tax.

DEPOSIT - A deposit equal to five weeks rent (£750) will be required at the commencement of the tenancy along with suitable references.

REFERENCE/CREDIT CHECKS - Applicants for this property will be required undertake credit/reference checks.

LEASE - Minimum 12 months (or longer by negotiation) with no lease costs to pay.

VIEWING - Strictly by appointment through our Hornsea Office – 01964 537123.

HALLWAY

Stairs to first floor and radiator.

LIVING ROOM

14'11" x 11'10" (4.55m x 3.61m)

Electric fire in feature surround, window to the front, under stairs cupboard and radiator.

DINING KITCHEN

11'7" x 11'6" (3.53m x 3.51m)

A range of wall and base units, roll top work surfaces, tiled splash backs, gas hob, electric oven under, extractor hood over, stainless steel sink with mixer tap, French doors to rear and radiator.

UTILITY ROOM

Base unit, roll topped work surface, plumbing for washing machine and window to the rear.

W.C. / CLOAKS

Low flush W.C., pillared wash hand basin and radiator.

FIRST FLOOR

LANDING

Airing cupboard, loft access and radiator.

MASTER BEDROOM

14'9" x 10'9" (4.50m x 3.28m)

2 windows to the front and radiator.

BEDROOM 2

10'5" x 8'4" (3.18m x 2.54m)

Window to the rear and radiator.

BEDROOM 3

8'4" x 6'2" (2.54m x 1.88m)

Window to the rear and radiator.

FAMILY BATHROOM

A modern bathroom with panelled bath with shower attachment and glass shower screen, low flush W.C., pedestal wash basin and radiator set in a part tiled surround.

OUTSIDE

With parking for two cars there is a driveway and lawned area at the front and, and the rear there is a paved seating area, garden shed and lawned garden set in a fenced surround. .

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.