

5 Wentworth Close
Gilberdyke, Nr Brough, HU15 2GF

RENT £850 pcm

Property Features

- Well presented Terrace Townhouse in popular Village
- Lounge & Dining Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Rear Garden
- Ideally placed for Hull and M62 Motorway



Full Description

SITUATION

From Howden take the B1230 to Gilberdyke. On reaching the Village turn left into Sandholme Road and then take the second right turn into Wentworth Drive where the property will be found on the left handside clearly marked by one of our distinctive To Let Boards.

THE PROPERTY

This consists of a well presented Inner Terrace Townhouse being situated on a modern development on the edge of the popular residential Village of Gilberdyke, which is ideally placed for the City of Hull and the M62 Motorway. The good sized accommodation presently comprises:



GROUND FLOOR

ENTRANCE HALL

Composite front door, radiator and enclosed stairs to the first floor.

LOUNGE 15' 9" x 12' 0" (4.8m x 3.66m)

Bay window to front, radiator and large understairs cupboard.



DINING KITCHEN 13' 6" x 11' 3" (4.11m x 3.43m)

Range of units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Built in electric oven and gas hob with chimney extractor over. Integrated dishwasher. Radiator, downlighters, part ceramic tiled walls and UPVC door to rear.

UTILITY ROOM 7' 3" x 4' 3" (2.21m x 1.3m)

Worktop with plumbing for auto washer under. Radiator and part ceramic tiled walls.



CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a radiator and cupboard housing gas central heating boiler are:

FRONT BEDROOM 15' 3" x 10' 9" (4.65m x 3.28m)

Radiator and freestanding mirror fronted wardrobe.

REAR BEDROOM 11' 9" x 8' 3" (3.58m x 2.51m)

Radiator.

REAR BEDROOM 8' 3" x 6' 6" (2.51m x 1.98m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower over bath with side screen. Radiator, downlighters and part ceramic tiled walls.

TO THE OUTSIDE

Two OFF STREET PARKING SPACES to front.
Enclosed Garden to rear.

SERVICES

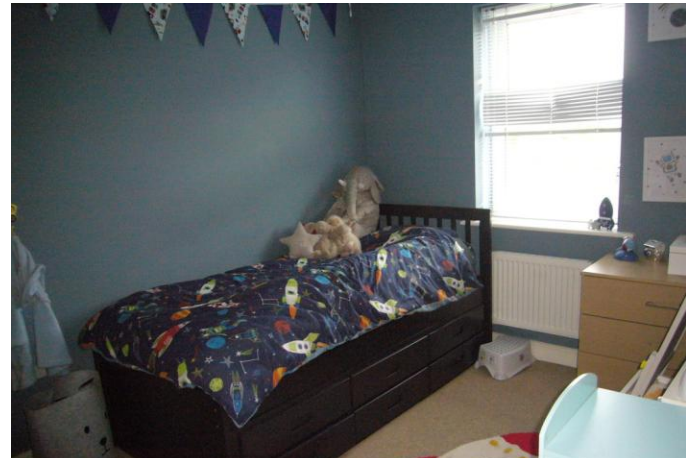
It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

TERMS & CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.



RENT & BOND

RENT: £850 per calendar month payable in advance.

BOND: £980 payable on the signing of the Agreement.

HOLDING DEPOSIT

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £195.

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements