



Labyrinth

Clementhorpe Lane, Gilberdyke, HU15 2UQ

RENT £995 pcm

Property Features

- Spacious Detached Bungalow in popular Village
- Lounge, Dining Room & Kitchen
- 3 Bedroom & Shower Room
- Gas CH, UPVC DG, Integral Garage & Gardens
- Ideally placed for Goole, Hull & the M62 Motorway



Full Description

THE SITUATION

From Goole take the A614 to Howden and at the roundabout on the northern edge of the town take the B1230 towards Gilberdyke. On reaching the village take the first right turn into Clementhorpe Road and on reaching the sharp left hand bend turn right where the property will be found on the left hand side clearly marked by one of our distinctive To Let Boards.

THE PROPERTY

This consists of a well presented Detached Bungalow being situated in an excellent tucked away position towards the edge of the popular residential Village of Gilberdyke which is ideally placed for Goole, Hull and the M62 motorway. The good sized accommodation presently comprises:

ACCOMMODATION

ENTRANCE LOBBY

UPVC front door, ceramic tiled floor and leading to:

SPACIOUS ENTRANCE HALL

Radiator.

CLOAKROOM

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

LOUNGE 16' 6" x 11' 9" (5.03m x 3.58m)

Adam style fire surround and display niche to alcove. Radiator, picture light and 2 uplighters.

DINING ROOM 12' 0" x 8' 9" (3.66m x 2.67m)

Radiator and French doors leading to the rear garden.



KITCHEN 12' 6" x 8' 9" (3.81m x 2.67m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboard. Built in oven and ceramic hob with extractor over. Hotpoint auto washer and Grundig fridge freezer. Radiator, part ceramic tiled walls and UPVC door to the rear Garden.

FRONT BEDROOM 13' 3" x 12' 0" (4.04m x 3.66m)

Radiator.

SIDE BEDROOM 9' 9" x 7' 6" (2.97m x 2.29m)

Built in wardrobes, cupboard and dressing table. Radiator.

REAR BEDROOM 13' 3" x 7' 9" (4.04m x 2.36m)

Built in wardrobes, cupboards and drawers. Radiator.

SHOWER ROOM

White suite comprising walk in shower with dual shower heads, vanity washbasin and low flush WC with concealed cistern. Radiator, downlighters, ceramic tiled walls and linen cupboard with radiator.

TO THE OUTSIDE

Integral GARAGE 16'3" x 8'9" with up and over door to front and driveway approach from Clementhorpe Lane, which provides extensive additional parking facilities.

Good sized lawned Gardens to front and rear with mature shrubs and borders.

SERVICES

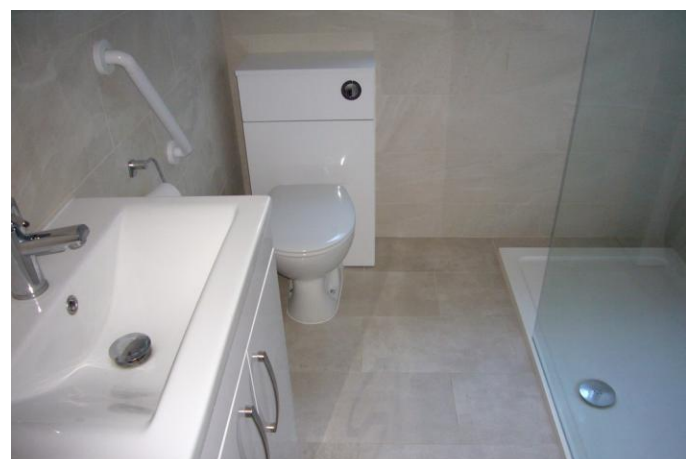
It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX

It is understood that the property is in Council Tax Band D, 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: £995 per calendar month payable in advance.

BOND: £1145 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 £225.

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 Tenancy 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		
81-91	B		84 B
69-80	C	70 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.