



1 Laburnum Walk

Gilberdyke, Nr Brough, HU15 2TU

**RENT £795 pcm**

# Property Features

- Extended Semi Detached Chalet Style House
- 20' Lounge, Dining Room, Kitchen, Study / Bedroom 4
- 3 Double Bedrooms & 2 Bathrooms
- Gas CH, uPVC DG, Garage & Gardens
- Popular Village Ideally placed for Goole, Hull & M62



## Full Description

### SITUATION

From Goole take the A614 to Howden and at Long's 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 proceed around the sharp left hand bend into Scalby Lane. Take the third right turn into Station Road and just before the Railway Bridge turn left into Greenacre Park. Proceed through the double "S" bend and then turn right in Laburnum Walk. The property will be found on the left hand side.



### THE PROPERTY

This consists of an extended Semi Detached Chalet style House being situated in a popular location close to the centre of the residential Village of Gilberdyke which is ideally placed for Goole and Hull. The spacious accommodation presently comprises:-



### GROUND FLOOR

#### SIDE ENTRANCE HALL

UPVC door and radiator.

#### LOUNGE 6.10m(20'0") x 3.20m(10'6")

Radiator.

#### DINING ROOM 3.58m(11'9") x 3.20m(10'6")

Radiator and understairs cupboard. Patio doors leading to the rear garden. Spindle staircase leading to the First Floor.

#### KITCHEN 3.58m(11'9") x 2.74m(9'0")

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Plumbing for automatic washing machine and dishwasher. Radiator and ceramic tiled walls.



**STUDY / BEDROOM** 4' 9" 0" x 7' 6" (2.74m x 2.29m)  
Radiator.

#### **BATHROOM**

White suite comprising panelled-in bath, pedestal wash basin and low flush W.C. Heated towel rail and wet walling.

#### **LANDING**

This is approached via the spindle staircase from the Dining Room and opening from the Landing are:-

#### **FIRST FLOOR**

**MASTER BEDROOM** 5.11m(16'9") x 2.74m(9'0")

Built-in overhead cupboards, radiator and leading to:-

#### **ENSUITE SHOWERROOM**

White suite comprising shower cubicle, pedestal wash basin and low flush w.c. Radiator and ceramic tiled walls.

**FRONT BEDROOM** 3.73m(12'3") (max) x 3.20m(10'6")

Radiator, downlighters, Velux roof light and access into Roof Storage Space which houses the Gas Central heating boiler.

**REAR BEDROOM** 3.51m(11'6") x 2.51m(8'3")

Cupboard overstairs and radiator.

#### **TO THE OUTSIDE**

Concrete Sectional GARAGE with up and over door to front, personal door to side and driveway approach from Greenacre Park.

The property has hard landscaped garden areas to front and rear together with a lawned garden area at the side.

#### **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 pets or smokers will be allowed at the property. Should you be interested in this property please request an Application To Rent Form from either of our Goole Office.

## RENT & BOND

RENT: £795 per calendar month payable in advance.

BOND: £915 payable on the signing of the Agreement.

## VIEWING

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

## 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 £180.

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).

## 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.

