

Cliveden Place, Elloughton, HU15 1YW

£995 Per Calendar Month

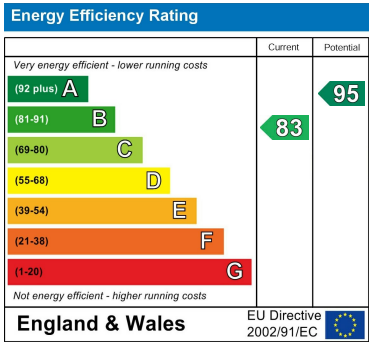
Philip Bannister

Cliveden Place, Elloughton, HU15 1YW

OFFERED UNFURNISHED - A modern 3 Bedroom family home offering generous sized accommodation, located on the popular development in Elloughton. The property features an entrance hall with cloakroom/wc, living room, dining kitchen, 3 bedrooms and a bathroom. Outside there is driveway parking and a garden to the rear.

Key Features

- OFFERED UNFURNISHED
- Modern Family Home
- Popular Residential Development
- 3 Bedrooms
- Generous Room Sizes
- Fitted Breakfast Kitchen
- Driveway Parking
- EPC = B










ACCOMMODATION
Arranged over two floors, the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property via composite door, having Cloakroom/WC off and further access to Living Room

CLOAKROOM/WC
Fitted with a two piece white suite comprising WC with concealed cistern and wall mounted hand basin. The room is finished with complementary tiling

LIVING ROOM
This generous sized room offers spacious living arrangements and features window to front elevation, part panelled walls, open staircase with spindles and balustrade providing access to the first floor level, and internal door leading to:

BREAKFAST KITCHEN
Occupying the full width of the property, this attractive fitted Breakfast Kitchen comprises a comprehensive range of wall and base units mounted with complementary work surfaces and matching upstands, stainless steel 1 ½ bowl sink unit with mixer tap and drainer, integrated appliances include electric oven, four ring gas hob beneath a stainless steel extractor hood with matching splashback, fridge freezer, dishwasher and washing machine. The finishings include downlighters to wall units, LED lighting to kickboards, and recessed spotlighting. uPVC double glazed French doors open to the rear garden

FIRST FLOOR

LANDING
Providing access to the first floor accommodation and having large built in storage cupboard and loft hatch

BEDROOM 1
This double Bedroom is located to the rear of the property and features fitted mirror fronted sliding wardrobes and window to rear elevation

BEDROOM 2
A second double Bedroom with window to front elevation

BEDROOM 3
With window to rear elevation

BATHROOM
A superbly appointed house Bathroom featuring a three piece white suite which incorporates a panelled bath, glass showerscreen, wall mounted shower head and thermostatic shower, wall mounted hand basin and WC with concealed cistern. The room is finished with contemporary style splash backs and full tiling to shower area

OUTSIDE
A block paved pathway leads to the property and a secure gated access is to the side. At the rear of the property there is an enclosed garden with quarter height wall and fencing to the perimeter. The rear garden is mostly laid to lawn with a sun terrace extending from the property

DRIVEWAY
To the front of the property there is a brick set driveway providing parking provision for several vehicles

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of PVCu double glazed frames
COUNCIL TAX - The property lies within Band C (East Riding Of Yorkshire Council)

TENANCY INFO
The tenancy will be an Assured Periodic Tenancy (APT).
Bond/Deposit equal to One Month's rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£229.61). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES
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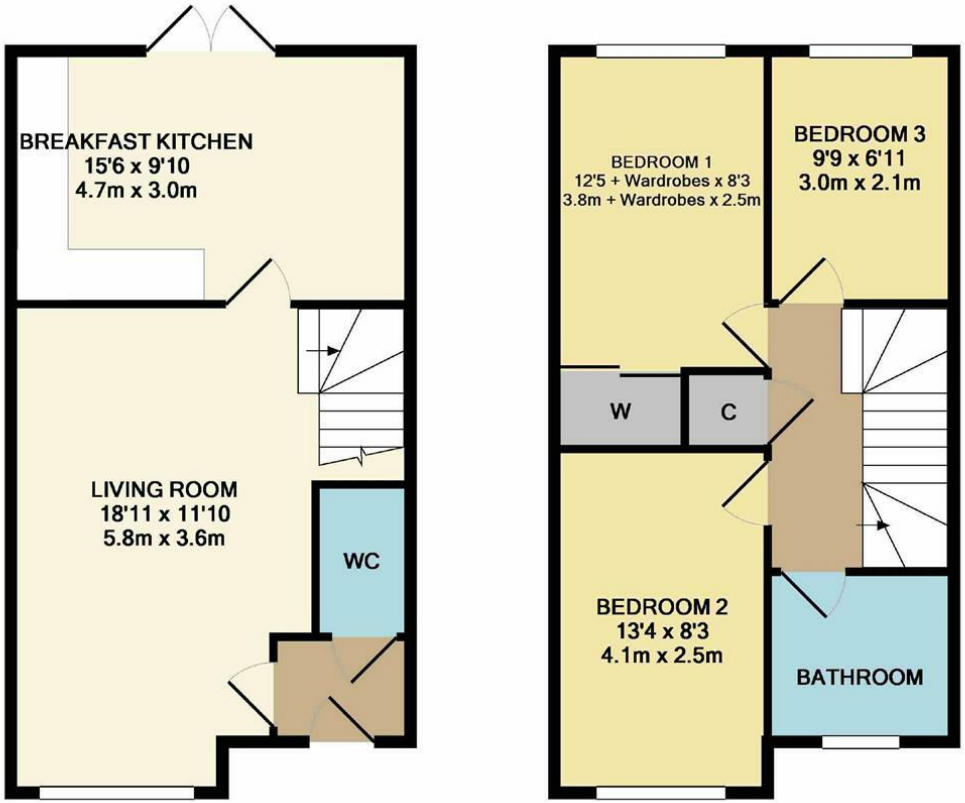








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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



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