CLUBLEYS

Flat 1, 24 Westgate, HU15 2NJ
TO LET £600 Per Month



This charming 1-bedroom flat has been newly decorated throughout and offers a fresh, modern feel. With a bright living room, spacious double bedroom, functional kitchen, and clean bathroom, the property provides comfortable living in a welcoming environment. Ready for immediate occupancy, it's perfect for anyone looking for a cosy and attractive home in a convenient location.

-HOLDING DEPOSIT £139. BOND REQUIRED £692.

-COUNCIL BAND A

RENT £600 Per Month | DEPOSIT £692 | AVAILABLE FROM
BAND:

ENTRANCE/UTILITY
Leading into a utility room and hallway.

HALLWAY/STAIRS
Tiled floor with wide original feature staircase leading to the first floor.

KITCHEN
Fitted with a range of modern wall, base & drawer units with complimentary work surface, the kitchen features an integrated electric oven, four ring electric hob with extractor above. Includes space for fridge.

BEDROOM
Spacious double room with window to the front elevation and electric wall mounted heater.

LIVING ROOM
Overlooking the church, this room benefits off a TV point, electric wall mounted heater and electric fire.

BATHROOM
White suite comprising low level wc, vanity hand basin and walk in shower. Tiled floor and partially tiled walls. Extractor and shaver point.

OUTSIDE
Includes a court yard to the back.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains water, drainage and electricity are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

MEASURMENTS/ FLOORPLAN
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

HOLDING DEPOSIT
A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.
If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES
We use Rightmove to obtain tenant/s references.

BROADBAND AND MOBILE PHONE COVERAGE
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode HU15 2NJ. The checker results are predictions and should not be regarded as guaranteed.

DEPOSIT PROTECTION SERVICE
The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.
The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA

rightmove ZOOPLA

clubleys.com

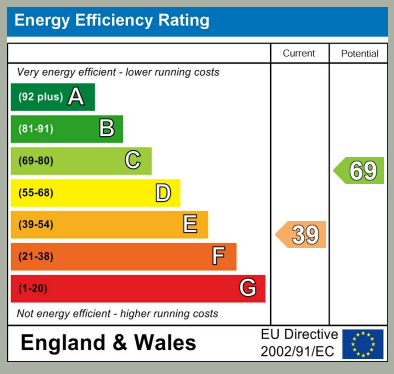




Estate Agents | Lettings Agents | Chartered Surveyors



CLUBLEYS



OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME
Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT
A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire,
HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

ZOOPLA

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.