

CLUBLEYS



5, Elvaston Park,
Hull, HU7 3JX

TO LET £1,050 Per Calendar Month



To Let – Spacious 4-Bedroom Three-Storey Family Home in Kingswood.

A well-presented four-bedroom property available to rent in the highly sought-after residential area of Kingswood, conveniently located near Beverley.

Offering generous living accommodation across three floors, the property comprises: Four bedrooms, including a master bedroom with en-suite, spacious lounge, separate dining room, modern kitchen, downstairs WC, utility space, family bathroom. Externally, the property benefits from off-road parking to the front, formally an integral garage offers versatile space, and a fully enclosed rear garden featuring a lawn and patio area, ideal for outdoor entertaining and family use.

Situated close to local amenities, schools, shops, and excellent transport links, this property provides comfortable and versatile accommodation for families and professionals alike.

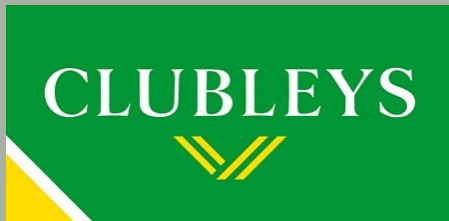
Rent: £1,050 PCM

Deposit: £1,200

*IMMEDIATE VACANT POSSESSION**

RENT £1,050 Per Calendar Month | DEPOSIT £1,200 | AVAILABLE FROM
31st July 2026

BAND:



ACCOMMODATION COMPRISES:

ENTRANCE

L-shaped entrance with staircase off to the 1st floor.

FORMER INTEGRAL GARAGE/UTILITY

4.39m x 2.87 (14'4" x 9'4")

a versatile space converted for storage with space for washer, drier - provides a useful utility space with units, mains water and work surfaces.

DOWNSTAIRS CLOAKS/WC

Suite with low flush WC and pedestal wash hand basin.

BEDROOM 4/SITTING ROOM

2.92 x 4.98 (9'6" x 16'4")

Spacious double room with window, radiator. With french doors out to the rear garden.

FIRST FLOOR

LANDING

With staircase off the the 2nd floor

LOUNGE

5.61 x 3.12 (18'4" x 10'2")

A good sized, light and airy room with window to the front elevation, radiator. Feature fire surround and inset fire.

DINING AREA

2.51 x 3.12 (8'2" x 10'2")

Space for dining table and chairs, feature arch through from the living room space, window to rear and radiator.

KITCHEN

2.74 x 2.31 (8'11" x 7'6")

Large kitchen with a good range of base, floor, wall and drawer units with complimentary work surfaces, space for dishwasher, integrated electric oven, gas hob, vinyl flooring and window to the front elevation. wall mounted boiler housed within the unit.

SECOND FLOOR

LANDING

BEDROOM ONE

3.73 x 2.97 (12'2" x 9'8")

Double room with window to front elevation, radiator.

BEDROOM TWO

4.01 x 2.74 (13'1" x 8'11")

Good size room with window to rear elevation, and radiator.

BEDROOM THREE

2.88 max x 2.97 (9'5" max x 9'8")

Good size room with en-suite room off.

FAMILY BATHROOM

1.63 x 2.2 (5'4" x 7'2")

Suite comprising: Panel bath with hand held shower attachment, low flush WC, pedestal wash hand basin - Window to front elevation, radiator.

OUTSIDE (front & rear)

To the front the property provides off street parking - To the rear there is a lawned raised garden with herbaceous borders, shrubs, steps down to a paved patio area.

SERVICES

Mains: Gas, water, drainage and electricity.

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.

DEPOSIT PROTECTION SCHEME

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: 0844 4727000

REFERENCES

We use RIGHTMOVE to obtain tenants references.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

OPENING HOURS

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

DEPOSIT PROTECTION SCHEME

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

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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

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 www.clubleys.com

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