



Available from mid March, this modern two bedroom semi detached house!

Step inside this property to be met by a light spacious sitting room, through to the fitted breakfast kitchen with integrated appliances including oven and dishwasher. Downstairs there is also a conservatory, making an ideal space for further seating or a dining room. The conservatory doors lead out onto a fully enclosed rear garden which is mainly laid to lawn, with a patio seating area and storage shed. Upstairs the property benefits two bedrooms and a newly fitted bathroom suite comprising a bath with electric shower over and shower screen, vanity sink unit and WC. The property also benefits a driveway providing off road parking and gas central heating.

No pets or smokers. Contact Clubleys on 01759 373709 to arrange a viewing. Holding Deposit £225. Deposit £1130.

**RENT £980 PCM | DEPOSIT £1,130 | AVAILABLE FROM 13th March 2026**  
**Selby Council BAND: B**



## ENTRANCE HALL

Front entrance door, laminate flooring.

## SITTING ROOM

4.88m x 3.84m (16'0" x 12'7")

Window to front, electric fire with painted surround, radiator, stairs to first floor.

## KITCHEN

3.83m x 2.65m (12'6" x 8'8")

Fitted with wall and floor units comprising working surfaces, stainless steel sink unit, integrated electric oven with gas hob and extractor fan over, integrated dishwasher, washing machine and cupboard housing gas fired central heating boiler. Radiator. Window to rear, french doors to:-

## CONSERVATORY

3.50m x 3.24m (11'5" x 10'7")

Windows to three elevations, french doors to rear.

Radiator.

## LANDING

Window to side.

## BEDROOM ONE

3.85m x 2.86m (12'7" x 9'4")

Window to rear, radiator.

## BEDROOM TWO

3.85m max x 2.70m (12'7" max x 8'10")

2x windows to front, radiator. Airing cupboard housing hot water cylinder.

## BATHROOM

1.88m x 1.86m (6'2" x 6'1")

Comprising bath with electric shower over and shower screen, modern vanity sink unit and WC. Part tiled walls.

## OUTSIDE

To the front of the property there is a lawned garden and driveway providing off road parking. To the rear there is a pleasant enclosed garden which is mainly laid to lawn, with patio seating area, mature borders and a storage shed.

## ADDITIONAL INFORMATION

Please note the advertising photos are not current but give a good indication to the property.

## DEPOSIT & REFERENCES

A deposit will be required, the amount is stated in the main property description.

We use Rightmove to obtain tenant/s references.

## HOLDING DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.

**clubleys.com**



Estate Agents | Lettings Agents | Chartered Surveyors



# CLUBLEYS

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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

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

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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 as to their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.