

CLUBLEYS



2, The Shallows,
YO41 1AF
TO LET £600 PCM



ONE BEDROOM APARTMENT WITH PARKING We are pleased to welcome to the rental market this spacious 1 bedroom first floor apartment with views across The Square and the River Derwent. The accommodation comprises:- Sitting room, fitted kitchen, inner hall, bathroom, bedroom, entrance hall. UPVC double glazed. Parking space. VIEWING HIGHLY RECOMMENDED. Bond of £692 required, holding deposit of £138.00 No pets or smokers.
Available end of January.

East Riding of Yorkshire Council .Council Tax Band A.

RENT £600 PCM | DEPOSIT £692 | AVAILABLE FROM 30th January 2026
East Riding of Yorkshire Council BAND: A



THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

Upvc double glazed entrance door, laminate floor.

FITTED KITCHEN

4.1 x 2.85 (13'5" x 9'4")

Fitted with a range of wall and base units, working surfaces, stainless steel sink unit, double electric oven with 4 ring electric hob and extractor over, part tiled walls.

SITTING ROOM

4.59 x 4.53 (15'0" x 14'10")

Upvc double glazed window to front elevation, TV aerial point, laminate flooring.

INNER HALL

Fitted cupboard housing hot water cylinder.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, sky light, laminate floor.

BEDROOM

3.9 x 3.6 (12'9" x 11'9")

Upvc double glazed window to rear elevation, electric convector heater, TV point, laminate floor.

OUTSIDE

Outside store and parking for one vehicle.

ADDITIONAL INFORMATION

Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Energy Efficiency Rating: 39 (Current), 69 (Potential)

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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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