

CLUBLEYS



20, Beacon View,  
Holme-On-Spalding-Moor, YO43 4EF  
TO LET £800



TO LET ON A 12 MONTH ASSURED SHORTHOLD TENANCY

This well-kept 3-bedroom home offers spacious and comfortable living, ideal for families or professionals. The property features a lounge, a bright and open kitchen diner, and a modern family bathroom. To the rear, enjoy a private garden, with a large field behind the garden—offering peaceful views and no houses overlooking the space, making it perfect for relaxing, entertaining, or enjoying nature. With local amenities, schools, and countryside walks all within easy reach, this home blends rural tranquillity with everyday convenience.

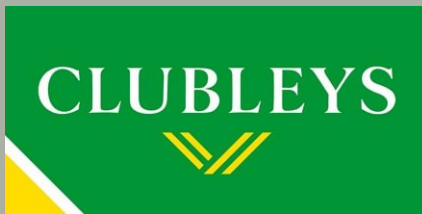
A deposit of £920 will be required. A holding deposit of £180 will be required to secure the property. East Riding of Yorkshire Council Band A

RENT £800 | DEPOSIT £920 | AVAILABLE FROM 1st September 2025  
East Riding of Yorkshire BAND: A

rightmove 

[www.clubleys.com](http://www.clubleys.com)

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Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, stairs to first floor.

### SITTING ROOM

4.03 x 3.52 (13'2" x 11'6")

Wall mounted electric fire, radiator.

### KITCHEN

5.88 x 3.19 (19'3" x 10'5")

Fitted with a range of wall and floor units, work surfaces, stainless steel sink unit, electric hob, electric oven, extractor over, wall mounted gas fired central heating boiler, recessed ceiling lights.

### UTILITY

Fitted work surfaces, plumbing for automatic washing machine, rear entrance door.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

4.06 x 3.20 max (13'3" x 10'5" max)

Radiator.

#### BEDROOM TWO

2.32 x 2.57 (7'7" x 8'5")

Fitted cupboard, radiator.

#### BEDROOM THREE

2.46 x 4.11 max (8'0" x 13'5" max)

Radiator.

### BATHROOM

Three piece white suite comprising panelled bath, mains fed shower over, low flush W.C., pedestal wash hand basin, chrome heated towel rail, part tiled walls.

### OUTSIDE

The property has the benefit of a rear garden with paved patio area and lawn.

There is on street parking.


### Material Information

The Ofcom website suggests there is a maximum download speed of Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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

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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