

CLUBLEYS



1, Old Road,  
York, YO43 4AB

TO LET £650 Per Calendar Month



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY

A well-presented and characterful end-terrace house situated in the popular and well-served village of Holme on Spalding Moor, this attractive home offers comfortable and well-planned accommodation.

The property comprises a welcoming sitting room, a fitted kitchen with an added storage room, providing excellent storage space. To the first floor are two bedrooms and a bathroom. Externally, the property benefits from off-street parking for one vehicle, an outside store ideal for coal or additional storage, and a low-maintenance concrete rear yard. Conveniently located close to local amenities, schools, and transport links, this charming home offers an excellent opportunity to rent a property in a desirable village location.

East Riding of Yorkshire Council Band : A

A deposit of 750 is required. A Holding Deposit of £150

RENT £650 Per Calendar Month | DEPOSIT £750 | AVAILABLE FROM 12th  
January 2026

East Riding of Yorkshire BAND: A



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 ACCOMODATION COMRPISES

##### SITTING ROOM

3.57m x 4.16m (11'8" x 13'7")

Tiled open fire and hearth, radiator, TV aerial point, ceiling coving, power points.

##### KITCHEN

3.90m max x 3.32m (12'9" max x 10'10")

Fitted wall and floor units comprising of work surfaces, stainless steel sink unit, electric oven and hob, shelved storage cupboard, plumbed for automatic washer, power point, radiator,

##### LARDER

Shelving, power point.

#### FIRST FLOOR ACCOMODATION

##### BEDROOM

4.17m x 3.56m (13'8" x 11'8")

Fitted cupboard, power points, radiator.

##### BEDROOM

3.30m x 1.82 m (10'9" x 5'11" m )

Power points, radiator.

##### BATHROOM

Three piece white suite comprising of pannelled bath with shower over, pedestal hand basin, low flush wc, part tiled walls, radiator.

##### OUTSIDE

Coal store.

##### GARDEN & PARKING

To the front of the property s a small gravelled garden, to the rear is a concrete rear yard and a parking space for one car.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

##### Material Information

The Ofcom website suggests there is a maximum download speed of 18 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.




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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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**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.