

CLUBLEYS



2, Station Road,  
York, YO8 6PT  
TO LET £685 PCM



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

A two bedroom semi detached house situated in a rural location overlooking the tranquil fields surrounding. The accommodation briefly comprises of entrance hallway, sitting room, kitchen, utility room, downstairs WC. To the first floor, there are two bedrooms and a family bathroom. There is an extensive driveway to the side of the property leading up to the detached garage. Immediately beyond the house is a gravelled and paved area with lawn beyond. The property is fully double glazed and has oil central heating.

A deposit of £720 will be required. A holding deposit of £140 will be required to secure the property.

RENT £685 PCM | DEPOSIT £720 | AVAILABLE FROM  
East Riding of Yorkshire Council BAND: A

rightmove 

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

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## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

#### SITTING ROOM

Wood burning stove set on stone hearth, TV aerial point, radiator.

#### KITCHEN

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, electric oven and ceramic hob with extractor hood over, one and a half bowl stainless steel sink unit, part tiled walls, plumed for automatic washing machine.

#### UTILITY ROOM

Rear entrance door.

#### DOWNSTAIRS WC

Low flush wc, pedestal hand basin with tiled splash back, radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

Radiator.

#### BEDROOM TWO

Radiator.

#### BATHROOM

Three piece white suite comprising panelled bath with shower over, shower screen, low flush wc, pedestal hand basin, part tiled walls, chrome ladder style towel rail.

#### OUTSIDE

Immediately beyond the house is a gravelled area with lawn beyond. Fenced boundaries, To the front is a driveway with lawn to side.

#### GARAGE

Up and over door.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity and drainage. Oil fired central heating.


#### APPLIANCES

No appliances have been tested by the Agent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	73	
(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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