

CLUBLEYS



Hinds Cottage, Londesborough Wold,
York, YO43 3LS
TO LET £900 PCM



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

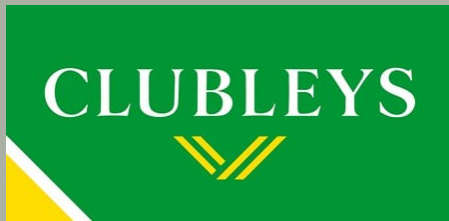
A spacious 3 bedroom cottage situated on a working farm on the edge of Londesborough Estate. The accommodation comprises, a dining kitchen, 2 large reception rooms, cloakroom, 3 double bedrooms and a bathroom. There is an enclosed lawned garden to the rear, outside storage and allocated parking. The water and septic tank drainage charges are included in the rent.

A holding deposit £200 will be required to secure the property. A deposit of £1030 will be required.

East Riding of Yorkshire Council - Council Tax Band B.

RENT £900 PCM | DEPOSIT £1,030 | AVAILABLE FROM 20th January
2023

East Riding of Yorkshire Council BAND: B



Entrance Hall

Front entrance door, understairs cupboard.

Cloakroom

Low flush WC, Belfast sink set in vanity unit with tiled splash back.

Rear Entrance

Stable door.

Kitchen

4.781 x 4.394 (15'8" x 14'4")

Well fitted with a range of wall and floor units incorporating glass fronted display units, plate rack, solid wood work surfaces, Belfast sink, cooker extractor fan, integrated washing machine, fridge freezer and dishwasher, part tiled walls., there is a free standing oil boiler and fully tiled floor.

Dining Room/Reception Room

5.753 x 3.675 (18'10" x 12'0")

Versatile reception room with French Doors leading to the rear garden. TV aerial point, radiator, recessed ceiling light.

Sitting Room

4.640 x 4.110 (15'2" x 13'5")

Open fire set in tiled fireplace and hearth, laminate wood flooring, TV aerial point, radiator.

Landing

Bedroom One

5.970 x 3.693 restricted head height (19'7" x 12'1" restricted head height)

Radiator, TV aerial point.

Bedroom Two

3.906 x 3.559 (12'9" x 11'8")

Radiator, TV aerial point.

Bedroom Three

2.772 x 3.908 (9'1" x 12'9")

Radiator, dressing room.

Bathroom

Panelled bath, low flush WC, pedestal hand basin, double shower with power shower, radiator.

Outside

Garden

To the rear is fully enclosed lawned garden with views over a grass paddock.

Parking

There is allocated parking to the side of the property.

Storage

There is outside storage available.

Additional Information

Services

Mains electric, oil heating, septic tank drainage and borehole water.

Appliances


No appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	30	78
(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		
		

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: 0844 4727000

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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