

CLUBLEYS



1, Garden Cottages,  
York, YO42 4JB  
TO LET £900 PCM



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

Located in the desirable conservation village of Everingham, this three-bedroom end-terrace cottage sits down a private, unmade road and offers a generous garden along with a detached garage. The ground floor includes a newly fitted kitchen, a cosy sitting room with a multi-fuel stove, an entrance hall, cloakroom, and rear entrance. Upstairs, there are three well-proportioned bedrooms and a newly fitted bathroom. Outside, the property enjoys spacious gardens to both the front and rear, a detached garage, and useful outbuildings including a utility area and brick store. A practical yet charming rental home—early viewing is advised. A deposit of £1030.00 will be required. A holding deposit of £200.00 will be required to secure the property.

East Riding of Yorkshire Council Band B.

RENT £900 PCM | DEPOSIT £1,030 | AVAILABLE FROM 21st April 2025  
East Riding of Yorkshire Council BAND: B



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC Front entrance door, radiator, understairs cupboard, stairs leading to first floor.

### REAR ENTRANCE

Rear entrance door.

### WC

Two piece white suite comprising low flush WC, wash hand basin, radiator.

### KITCHEN

4.25m x 2.73m (13'11" x 8'11")  
Fitted with a range of wall and base units comprising wooden work surfaces, stainless steel single drainer sink unit. Electric oven, electric hob with extractor hood over. Recessed ceiling lights, radiator.

### SITTING ROOM

4.26m x 3.32m (13'11" x 10'10")  
Multi fuel stove set in brick fireplace with tiled hearth. Dado rail with panelling below, radiator, ceiling coving.

## FIRST FLOOR ACCOMMODATION

### LANDING

Airing cupboard housing hot water cylinder.

### BEDROOM ONE

4.28m x 3.36m (14'0" x 11'0")  
Decorative fireplace with open grate, ceiling coving, radiator.

### BEDROOM TWO

4.33m x 2.77m (14'2" x 9'1")  
Radiator, ceiling coving.

### BEDROOM THREE

1.88m x 3.33m max (6'2" x 10'11" max)  
Radiator.

### BATHROOM

Three piece white suite comprising panelled bath with shower over and waterfall shower head attachment, glass shower screen, wash hand basin set in vanity sink unit, low flush WC. Partially shower wall boarding,

### OUTSIDE

Outside, the property enjoys spacious gardens to

both the front and rear, a detached garage, and useful outbuildings including a utility area and brick store.

### UTILITY AREA

Oil fired central heating boiler, plumbing for automatic washer.

## ADDITIONAL INFORMATION

### SERVICES

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

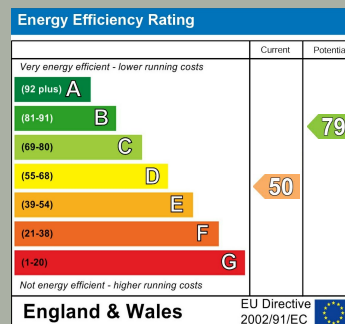
### APPLIANCES

No appliances have been tested by the Agent.

### BROADBAND AND MOBILE COVERAGE

The Ofcom website suggests there is a maximum download speed of 50 Mbps is available at this postcode YO42 4JB. Mobile phone coverage for voice calls have limited coverage from Three and O2. The checker results are predictions and should not be regarded as guaranteed.





### 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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