

CLUBLEYS



4, Runner End,
Holme On Spalding Moor, YO43 4EP
TO LET £700 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

Nestled in a desirable village location and within easy reach of local amenities, this charming two-bedroom semi-detached cottage offers character. The accommodation briefly comprises a sitting room featuring an electric fire set within a marble-effect hearth, a well-appointed kitchen with integrated electric hob and oven, and a spacious bathroom fitted with a four-piece white suite including a step-in shower cubicle. The first floor are two comfortable bedrooms. Externally, the property benefits from a mainly gravelled garden providing ample off-street parking for several vehicles and gravelled garden space making it both convenient and versatile for modern living.

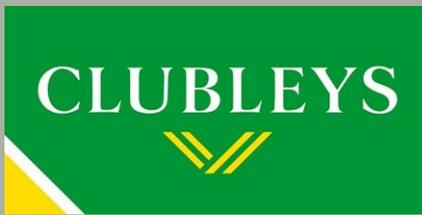
A bond of £800 will be required. A Holding deposit of £160 will be required to secure the property. Council Tax Band: B.

RENT £700 Per Calendar Month | DEPOSIT £800 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: B

rightmove 

www.clubleys.com

ZOOPLA



Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, 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.

GROUND FLOOR

KITCHEN

3.66 x 3.51 max (12'0" x 11'6" max)
Fitted with a range of wall and floor units, comprising of 1.5 stainless steel sink unit, work surfaces, exposed beamed ceiling, electric cooker, ceramic hob with cooker hood over, tiled splash back, plumbed for automatic washer, plumbing for dishwasher, radiator, stable door leading to sitting room.

SITTING ROOM

3.95 x 3.65 (13'0" x 12'0")
Electric fire set in marble effect hearth, surround and mantle, exposed beamed ceiling, two radiators, TV aerial point.

BATHROOM

Four piece white suite comprising of low flush WC, pedestal wash hand basin, panelled bath, step in shower cubicle, fully tiled walls, heated towel rail, wall mounted gas fired central heating boiler, radiator.

FIRST FLOOR ACCOMMODATION

STAIRCASE AND LANDING

BEDROOM ONE

3.63 max x 3.90 (11'11" max x 12'10")
Radiator, beamed ceiling, spot lights.

BEDROOM TWO

Exposed beamed ceiling, radiator.

OUTSIDE

The property benefits from a generously sized outdoor area, predominantly gravelled to provide ample off-street parking for several vehicles. The space also offers useful garden area, creating a versatile and low-maintenance setting that can be enjoyed for both parking and outdoor use. The layout provides practicality while still allowing space for seating or planting, making it an ideal area to relax or

entertain. There is also electric outside aswell as additional storage shed space.

ADDITIONAL INFORMATION

SERVICES

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

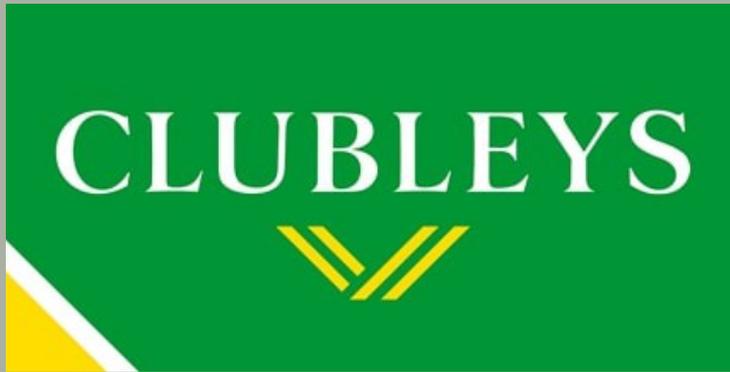
APPLIANCES

No appliances have been tested by the agent.

Material Information

The Ofcom website suggests there is a maximum download speed of 1000 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 | | | 94 |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (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: 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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