

CLUBLEYS



3, Main Street,  
North Dalton, YO25 9XB  
TO LET £875 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

A three bedroom semi-detached home which offers spacious and versatile accommodation throughout. The property is situated on the outskirts of this popular wolds village. The accommodation comprises:- fitted kitchen, separate utility area, sitting room, dining room and bathroom to the ground floor. The first floor has three bedrooms. The property has double glazing and heating throughout. Outside, to the front of the property is a low maintenance garden with ample room for parking several vehicles. To the rear is a fully enclosed garden with decking area and an additional patio area. There is a purpose built dog kennel block with water, electric and drainage.

A holding deposit of £190 to secure the property. A deposit of £980 is required.

East Riding of Yorkshire Council - Council Tax Band A

RENT £875 PCM | DEPOSIT £980 | AVAILABLE FROM 6th October 2023  
East Riding of Yorkshire Council BAND: A



## THE ACCOMMODATION COMPRISES

### KITCHEN

4.037m x 2.890m (13'2" x 9'5")

A modern fitted kitchen with a range of wall and base units, solid wood worktops, one and a half bowl sink with drainer, tiled splash backs. Electric oven with four ring electric hob with extractor hood over. External door to front and wood flooring throughout, electric radiator.

### LOUNGE

4.113m x 3.363m (13'5" x 11'0")

A spacious lounge with window to the front elevation, multi-fuel burner with oak mantle. Television points, two understairs storage cupboards, electric radiator and wood flooring throughout.

### UTILITY AREA

2.563m x 1.198m (8'4" x 3'11")

A spacious utility area with base units, solid wood worktops, plumbing for freestanding appliances, tiled splash backs and external door to side elevation.

### BATHROOM

Fully tiled bathroom with panelled bath and shower over, low flush WC, pedestal wash basin, chrome heated towel rail.

### DINING ROOM

2.901m x 2.642m (9'6" x 8'8")

A reception room with French doors leading to the rear garden. Radiator and wood flooring throughout.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access, radiator.

### MASTER BEDROOM

A spacious master bedroom with a feature cast iron fireplace, television point, electric radiator.

### BEDROOM TWO

3.098m x 2.139m (10'1" x 7'0")

Radiator, television point.

### BEDROOM THREE

1.921m x 3.0741 max (6'3" x 10'1" max )

Radiator, airing cupboard housing hot water cylinder.

## OUTSIDE

To the front of the property there is a low maintenance garden with ample parking for several vehicles , there is a paved footpath and hedge borders.

To the rear is a fully enclosed garden with lawn, decking area and an additional patio area. There are two outbuildings ideal for storage. There is a purpose built dog kennel block to the rear of the garden with water, electric and drainage.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, electricity and drainage. There are two radiators in the property which are heated through a back boiler.

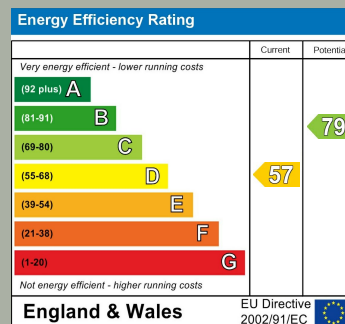
### APPLIANCES

No appliances have been tested by the agent.









## 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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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