

CLUBLEYS



11, Chestnut Drive,
York, YO43 4HW
TO LET £850 Per Month



Situated in a popular residential location, this well-proportioned three-bedroom semi-detached property offers generous living accommodation ideal for families, couples, or professional tenants seeking extra space both inside and out. The ground floor comprises a bright and comfortable living room, separate dining room, fitted kitchen, conservatory, and a practical utility area, providing flexible space for modern day-to-day living. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a sizeable south-facing rear garden with a patio area and lawn, creating an excellent outdoor space for relaxation and entertaining. To the front, there is a lawned garden together with a private driveway and garage, offering convenient off-street parking and additional storage. Offering spacious accommodation throughout and positioned on a generous plot, this attractive home is ready for new tenants to move in and enjoy.

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

East Riding of Yorkshire Council Band B

RENT £850 Per Month | DEPOSIT £980 | AVAILABLE FROM
East Riding of Yorkshire 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 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.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, ceiling coving, stairs leading to first floor.

SITTING ROOM

3.56m x 4.74m (11'8" x 15'6")
Stone marble effect inset and hearth with wooden surround, alcoved cupboard, ceiling coving, radiator.

DINING ROOM

2.12m x 3.42m (6'11" x 11'2")
Radiator, ceiling coving, patio doors leading to conservatory.

CONSERVATORY

2.18m x 3.30m (7'1" x 10'9")
Tiled floor, patio doors leading to conservatory.

KITCHEN

2.30m x 3.25m (7'6" x 10'7")
Fitted with a range of wall and base units comprising 1.5 stainless steel sink unit, integrated hob and oven with extractor hood over, part tiled walls, under stairs storage area, door to utility room.

UTILITY

2.30m x 2.63m (7'6" x 8'7")
Fitted with base units, plumbed for automatic washing machine, door to the garage and door to the rear.

FIRST FLOOR ACCOMODATION

LANDING

Over stairs cupboard housing boiler unit.

BEDROOM

2.60m x 4.39m (8'6" x 14'4")
Fitted wardrobes with over bed storage, radiator, ceiling coving.

BEDROOM

3.67m x 2.61m (12'0" x 8'6")
Fitted wardrobes with over bed storage, radiator, ceiling coving.

BEDROOM

1.85m x 2.36m (6'0" x 7'8")
Radiator, ceiling coving.

BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, paneled bath with shower over, wet wall panels, extractor fan, radiator.

GARAGE

Power and light, up and over door.

GARDEN

The rear garden is predominantly laid to lawn, providing an excellent outdoor space to enjoy, with a patio area ideal for outdoor seating and entertaining. To the front, a gravelled driveway offers off-street parking for up to two vehicles.

ADDITIONAL INFORMATION

SERVICES

Mains electric, gas, water and drainage.

APPLIANCES

None of the 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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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