



**\*\*AVAILABLE NOW\*\***

**\*\*WITH OPEN VIEWS TO THE FRONT\*\*** We are delighted to offer to the rental market this lovely two bedrooomed mid terraced cosy cottage in the pretty village of Meltonby approximately 3 miles from the Market town of Pocklington. Sitting Room with log burner, fitted Kitchen with built in electric oven, hob and extractor, two bedrooms and bathroom. Double Glazing, Garage and Gardens. No Pets or Smokers.

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR SIX MONTHS INITIALLY  
BOND £865.00. HOLDING DEPOSIT £173.00

**RENT £750 Per Calendar Month | DEPOSIT £685 | AVAILABLE FROM  
East Riding of Yorkshire BAND: A**



From Pocklington Town Centre, take the Bishop Wilton Road, turning left off the Mile where Meltonby is signposted. Proceed down this road for approximately 1 ½ miles and on entering the village the property is the on the right hand side after the Meltonby village sign.

#### LOCATION

From Pocklington Town Centre, take the Bishop Wilton Road, turning left off the Mile where Meltonby is signposted. Proceed down this road for approximately 1 ½ miles and on entering the village the property is situated on the right hand side after the Meltonby village sign, just before the T-junction

#### SITTING ROOM

4.03 x 3.32 (13'3" x 10'11")

Upvc double glazed french door with side panels to the front, two wall lights, electric heater, log burner with oak mantle and feature beams.

#### DINING KITCHEN

3.79 x 3.42 (12'5" x 11'3")

Fitted floor and wall cupboards, built in electric oven, electric ceramic hob, extractor fan, stainless steel sink unit, work surfaces, rear external door, sealed unit window to rear, electric heater, plumbed for washing machine, central spotlight.

#### LANDING

#### BEDROOM ONE

2.07 x 3.31 (6'9" x 10'10")

Double glazed window to the front elevation, electric heater, fitted cupboard, airing cupboard housing hot water cylinder with immersion heater.

#### BEDROOM TWO

3.17 x 2.43 (10'5" x 8'0")

Double glazed window to the rear elevation and electric heater.

#### FAMILY BATHROOM

White suite, bath with Triton shower over, side screen, wash hand basin, low flush wc, radiator, opaque Upvc double glazed window to the front.

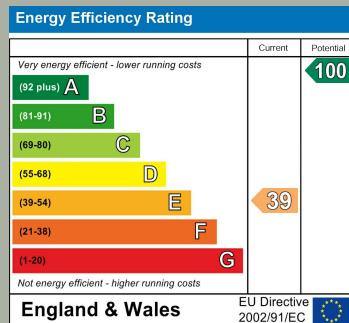
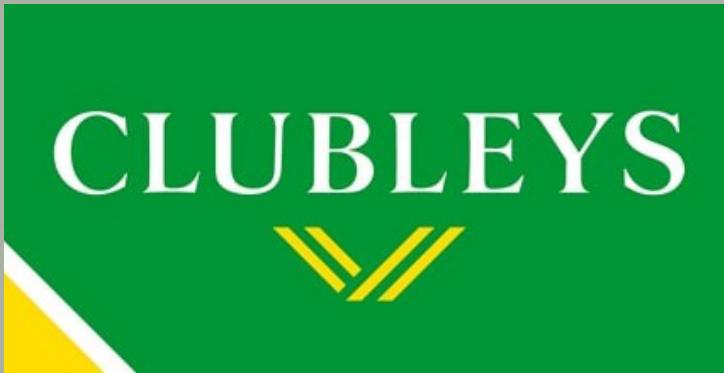
#### GARDEN

Lawned front garden with pedestrian access to property & rear garden with pedestrian access to garage.

#### GARAGE

Vehicular access to the side leading to garage.





## 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

52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

zoopla