



The Arches,  
Towthorpe, YO25 3HD  
TO LET £1,200 Per Calendar Month



We are delighted to offer to the rental market this interesting three bed barn conversion, situated in a rural location yet offering excellent access to Beverley, York, Driffield and The East Coast. Offering good size accommodation throughout comprising, entrance hall, dining kitchen, lounge, utility, on the first floor there are three bedrooms, the master bedroom with en-suite and house bathroom. Ample parking, garage and gardens to the front and rear.

Holding Deposit £275

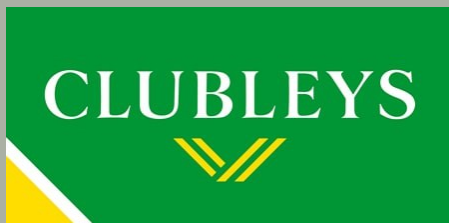
Deposit £1380

EPC "C"

Council Tax Band "C"

RENT £1,200 Per Calendar Month | DEPOSIT £1,380 | AVAILABLE FROM  
28th March 2025

East Riding of Yorkshire BAND: C



#### RECEPTION HALL

5.51m (max) x 2.59m (18'0" (max) x 8'5" )

Having stairs to the first floor accommodation, radiator and recess lighting.

#### CLOAKROOM/WC

#### LOUNGE

5.52m x 5.43m extending to 6.00m (18'1" x 17'9" extending to 19'8")

Log burner with brick surround, radiator, two arched windows and door to the front elevation.

#### DINING KITCHEN

5.21m narrowing to 3.07m x 5.52m (17'1" narrowing to 10'0" x 18'1" )

Range of floor and wall cupboards, working surfaces, built in appliances including fridge, dishwasher, electric range and microwave, one and a half stainless steel. Stone flooring, recess lighting, two arched doors and double glazed window to the front elevation.

#### UTILITY

2.76m x 1.94m (9'0" x 6'4" )

Having stainless steel sink unit, washing machine and tumble dryer.

#### GARAGE

3.29m x 5.33m (10'9" x 17'5" )

Roller shutter door.

#### LANDING

Beams and airing cupboard housing hot water cylinder with light.

#### MASTER BEDROOM

5.80m x 3.77m (19'0" x 12'4" )

Beams, six wall light points, double glazed window to the front and rear elevation.

#### EN-SUITE SHOWER ROOM

2.81m x 1.94m (9'2" x 6'4" )

Fitted suite comprising shower cubicle, low flush WC, hand basin, chrome radiator, double glazed window to the front elevation and access to the loft.

#### BEDROOM TWO

5.81m x 3.49m (19'0" x 11'5" )

Good size storage cupboard, beams, three wall light points, radiator and double glazed window to the front elevation.

#### BEDROOM THREE

4.05m x 2.56m (13'3" x 8'4" )

Beams, radiator and double glazed window to the rear elevation.

#### BATHROOM

2.55m x 2.37m (8'4" x 7'9" )

Fitted suite comprising panelled bath with mixer tap and shower attachment, low flush WC, pedestal hand basin, chrome radiator and opaque double glazed window to the rear elevation.

#### OUTSIDE

Rear garden with boiler house and oil tank.

#### ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 1 Mbps is available at this postcode YO25 3HD. Mobile phone coverage for voice calls is available from O2.

EE & Vodafone has limited coverage,

Three has no coverage.

The checker results are predictions and should not be regarded as guaranteed.

#### 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 landlord. If the landlord decides not to proceed, then the holding deposit would be refunded.

#### REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

#### DEPOSIT PROTECTION SCHEME

A 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 303 0030

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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The Pavilions  
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#### 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 Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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**zoopla**

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