

CLUBLEYS



56, Browning Road,  
York, YO42 2GL  
TO LET £785 PCM



Two bedroomed pleasant terrace house occupying a small cul-de-sac position just off Broadmanor, with the advantage of 2 parking spaces. Entrance hall, cloakroom/w.c, newly fitted kitchen, sitting room, conservatory, two double bedrooms and family bathroom. Low maintenance rear garden.

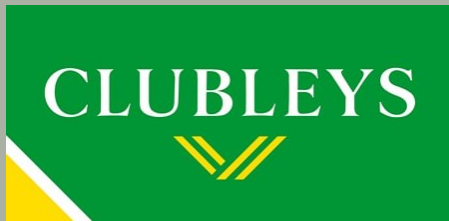
Holding Deposit £180

Deposit £905

EPC "C"

Council Tax Band "B"

RENT £785 PCM | DEPOSIT £905 | AVAILABLE FROM 23rd January 2026  
East Riding of Yorkshire BAND: B



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Leading in from the front entrance door, carpet flooring, stairs to first floor accommodation and radiator.

### CLOAKROOM/WC

Wash hand basin, WC, opaque double glazed window to the front elevation and radiator.

### FITTED KITCHEN

3.00 x 1.75m (9'10" x 5'8")

Fitted with wall and base units, built in electric cooker with 4 ring gas hob, extractor hood, plumbing for automatic washing machine, space for a dishwasher, sink unit with mixer tap, double glazed window to the front elevation, tiled splash back and wall mounted gas central heating boiler in concealed cupboard.

### SITTING ROOM

3.68m max x 4.79m max (12'0" max x 15'8" max)

Carpet flooring, coving, under stairs cupboard and radiator. Sliding doors leading to the;

### CONSERVATORY

3.10m max x 2.44m max (10'2" max x 8'0" max)

Laminate flooring and UPVC double doors leading to the rear garden.

### LANDING

### BEDROOM ONE

3.00m x 3.69m (9'10" x 12'1")

Carpet flooring, radiator and double glazed window to the rear elevation.

### BEDROOM TWO

3.10m x 2.87m (10'2" x 9'4")

Fitted wardrobes, airing cupboard, carpet flooring, radiator and double glazed window to the front elevation.

### BATHROOM

Fitted suite comprising bath with over head shower, pedestal wash hand basin, low flush low level WC, radiator and part tiled walls.

### OUTSIDE

To the front of the property is parking for one car and an additional space to the side of the property. To the

rear of the property is a low maintenance paved garden with fenced boundaries, shed and a gate leading onto the rear passage.

## REFERENCES

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

## 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.

## 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



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
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

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The Deposit Protection Service  
 The Pavilions  
 Bridgewater Road  
 Bristol  
 BS99 6AA  
 Tel: 0330 3030030

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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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