



Fully furnished detached property comprising entrance hall, sitting room, utility room, cloakroom/WC, spacious kitchen with integrated appliances and dining/living area. Ground floor bedroom benefitting from fitted wardrobes and en-suite shower room.

Upstairs are two further bedrooms with fitted wardrobes and a family bathroom. Externally, there is a lawned rear garden with patio seating area, driveway to the front of the property leading to the garage.

Holding Deposit £320
Deposit £1615
EPC "C"
Council Tax Band "D"

RENT £1,400 Per Calendar Month | DEPOSIT £1,615 | AVAILABLE FROM 23rd January 2026
East Riding of Yorkshire BAND: D

ENTRANCE HALL

3.34m x 3.22m max (10'11" x 10'6" max)

Entered via a front entrance door, having a radiator, laminate flooring, recess lighting, and stairs to the first floor accommodation.

SITTING ROOM

3.92m x 4.24m (12'10" x 13'10")

Bay double glazed window to the front elevation, further double glazed window to the side elevation, and a double radiator.

UTILITY

2.93m x 2.10m (9'7" x 6'10")

Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, washing machine, space for a tumble dryer, and Worcester wall mounted gas boiler in concealed cupboard. Double glazed window to the front elevation, radiator, laminate flooring, recess lighting, and a extractor fan.

CLOAKROOM/WC

1.09m x 1.90m (3'6" x 6'2")

Fitted suite comprising WC, hand, ladder style radiator, recess lighting, and opaque double glazed window to the side elevation.

KITCHEN/DINING/LIVING ROOM

9.31m x 3.17m (30'6" x 10'4")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, Bosch induction hob with extractor fan above, integrated appliances including a microwave, Bosch electric oven, fridge freezer, and a dishwasher. Two double glazed window to the rear elevation, sliding doors to the rear elevation, recess lighting, and a designer radiator.

REAR ENTRANCE

1.10m x 1.57m (3'7" x 5'1")

UPVC rear personal door, recess lighting, and laminate flooring.

BEDROOM

3.88m x 3.58m (12'8" x 11'8")

Fitted wardrobes, two wall light points, radiator, and a double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

2.35m x 1.59m (7'8" x 5'2")

Fitted suite comprising good sized shower cubicle, vanity hand basin, low flush WC, ladder style radiator, fitted mirror with light, extractor fan, tiled flooring, and a opaque double glazed window to the rear elevation.

LANDING

Double glazed window to the rear elevation, radiator, and eaves storage.

BEDROOM

3.59m x 4.71m (11'9" x 15'5")

Fitted wardrobes, radiator, and double glazed window to the front elevation.

BATHROOM

3.57m max x 2.23m max (11'8" max x 7'3" max)

Fitted suite comprising bath with mixer tap, walk in shower cubicle, vanity hand basin, low flush WC, fitted mirror with light, storage cupboard, extractor fan, recess lighting, and tiled flooring.

BEDROOM

3.61m excluding door recess x 4.06m (11'10" excluding door recess x 13'3")

Fitted wardrobes and vanity desk with drawers, recess lighting, radiator, and double glazed window to the front elevation.

ATTACHED GARAGE

5.79m x 2.90m (18'11" x 9'6")

Remote controlled up and over door, personal rear door, and a opaque double glazed window to the rear elevation.

OUTSIDE

Enclosed rear garden, laid to lawn with patio seating area, and external wall lights.

Driveway to the front of the property providing off street parking and a lawned front garden.

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

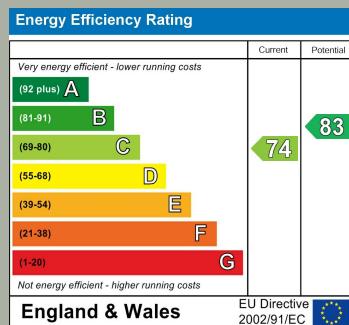
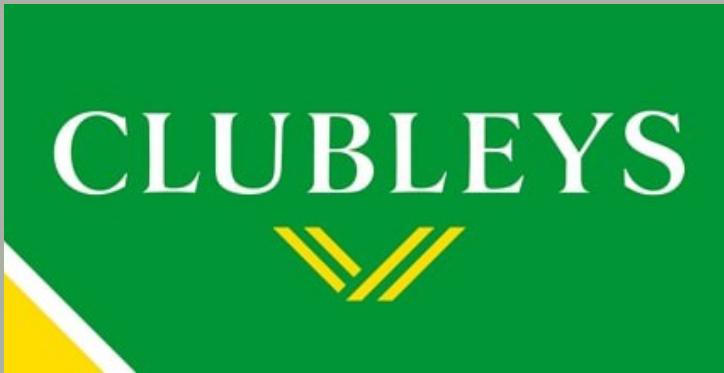
BS99 6AA

Tel: 0330 303 0030

REFERENCES

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





OPENING HOURS

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

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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

zoopla