

CLUBLEYS



17, Hallgate*,
York, YO42 2BT
TO LET £850 Per Month



Modern 2 bedroomed mid town house located close to the town centre. Lounge, Inner Hall & Cloakroom, fitted Dining Kitchen, 2 Bedrooms & Bathroom. Gas fired central heating, double glazed windows. Fully enclosed rear paved courtyard. Allocated parking space

Holding Deposit £195

Deposit £980

Council Tax Band B

EPC 'C'

RENT £850 Per Month | DEPOSIT £980 | AVAILABLE FROM 22nd January
2026

ERYC BAND: B

rightmove 

www.clubleys.com

ZOOPLA

SITTING ROOM

3.01m x 4.22m (9'10" x 13'10")

Entered via front entrance door, radiator, coving to ceiling and sliding sash double glazed window to front elevation.

INNER HALLWAY

Stairs to first floor accommodation with under stairs cupboard.

CLOAKROOM

1.79m x 0.88m (5'10" x 2'10")

White suite comprising low flush WC, pedestal hand basin, extractor fan and radiator.

DINING KITCHEN

4.21m x 2.71m (13'9" x 8'10")

Fitted with a range of floor and wall cupboards, working surfaces, one and a half bowl sink unit, built in oven, four ring gas hob with extractor hood over, wall mounted gas fired central heating in concealed cupboard, plumbing for automatic washing machine, power points, external rear door, radiator and double glazed window to the rear elevation.

LANDING

Recessed ceiling lighting, cupboard and radiator.

BEDROOM ONE

3.02m x 4.22 (9'10" x 13'10")

Power points, radiator, cupboard over stairs, sliding sash double glazed window to front elevation.

BEDROOM TWO

2.71m x 2.21m (8'10" x 7'3")

Having access to loft, cupboard, radiator and sliding sash double glazed window to rear elevation.

FAMILY BATHROOM

1.88m x 1.47m (6'2" x 4'9")

White suite comprising P shaped bath with shower over and glass side screen, pedestal wash hand basin, low level WC, radiator and opaque double glazed window to rear elevation.

REAR COURTYARD

To the rear of the property is enclosed paved courtyard leading to allocated parking.

ADDITIONAL INFORMATION

SERVICES

Mains Water, Gas, Electricity and Drainage, Gas fired central heating.

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 91 </div>
(81-91) B		<div style="text-align: center;"> 78 </div>	
(69-80) C			
(55-68) D			
(39-54) E			
(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

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 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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 pocklington@clubleys.com
 www.clubleys.com



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