



THE 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 set back on the right hand side

THE PROPERTY

We are delighted to offer to the rental market this deceptive single storey barn conversion. Situated in the small hamlet of Meltonby.

Features include entrance hall, sitting room with open fire, fitted kitchen, dining area, utility, three bedrooms, family bathroom. Enclosed courtyard with under cover parking. Double Glazed windows. Sorry No Pets, No Smokers.

TO LET ON AN ASSURED SHORTHOLD
TENANCY AGREEMENT FOR SIX MONTHS
INITIALLY.

Please note that the prospective tenants are responsible for referencing fees through 'HomeLet' and fees for the tenancy agreement.
AVAILABLE NOW
Bond £990.00



DIRECTIONS

On leaving the Pocklington office proceed down The Mile taking the first left sign posted Meltonby. The property is located before the "T" junction on the right hand side behind Fairview Farm House.

THE ACCOMMODATION COMPRISES;

ENTRANCE HALL 5'3" x 12'11" (1.60m x 3.93m)

Radiator, airing cupboard housing hot water cylinder and oil fired central heating boiler.

KITCHEN 8'0" x 10'1" (2.44m x 3.08m)

Fitted with a range of beech effect wall and floor cupboards with working surfaces, built in electric oven with extractor fan over, built in fridge, tiled flooring.

UTILITY 5'0" x 8'1" (1.52m x 2.46m)

Fitted with a range of beech effect wall and floor units, part tiled, work surfaces, plumbing for automatic washing machine, vent for tumble dryer and velux window.

DINING ROOM 15'7" x 7'3" (4.74m x 2.22m)

Radiator.

SITTING ROOM 14'2" x 15'7" (4.32m x 4.75m)

Brick open fireplace and radiator.

BEDROOM ONE 15'7" x 10'8" (4.75m x 3.24m)

Radiator.

BEDROOM TWO 11'10" x 8'10" (3.60m x 2.69m)

Radiator

BEDROOM THREE 11'10" x 7'1" (3.60m x 2.15m)

Radiator.

BATHROOM

Fitted suite comprising panelled bath with electric shower and side screen, low level WC, pedestal wash hand basin and fitted bathroom cabinet.

OUTSIDE

There is a courtyard area to the front of the property giving ample parking for several cars, Three bay car port and shed

GENERAL INFORMATION

The Landlord of this property is an employee of Chris Cluble & Co.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

BOND

A bond will be required.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

DEPOSIT PROTECTION SCHEME

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: 0844 4727000





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