

CLUBLEYS



Hometime Cottage,  
Millington, YO42 1TX  
TO LET £1,500 Per Month



This individual architect designed property offers charming accommodation which comprises; entrance hall, lounge, utility, cloakroom, kitchen/dining room, three double bedrooms and family bathroom LPG heating, double glazing, integral garage and delightful gardens

The village is surrounded by open fields, deep dales and stunning vistas , there is also the well known Gait Inn Public House and The Ramblers' Rest Tearooms.

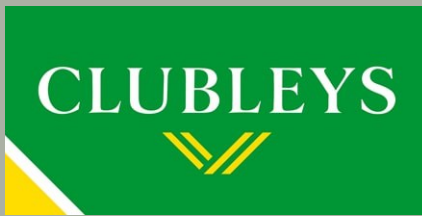
Holding Deposit £345

Deposit £1730

EPC "E"

Council Tax Band "E"

RENT £1,500 Per Month | DEPOSIT | AVAILABLE FROM 26th April 2024  
East Riding of Yorkshire BAND: E



#### ENTRANCE HALL

3.09m x 2.69m (10'1" x 8'9" )

A most welcoming entrance into this splendid attractive home, Upvc front entrance door, oak flooring and stairs leading to the dining kitchen and stairs to the first floor accommodation.

#### UTILITY

1.70m x 2.43m (5'6" x 7'11" )

Having plumbing for automatic washing machine, wall mounted LPG gas boiler, storage cupboard and double glazed window to rear elevation.

#### CLOAKROOM/W.C

0.90m x 1.44m (2'11" x 4'8" )

Fitted suite comprising low level WC, pedestal wash hand basin and opaque double glazed window to rear elevation.

#### DINING KITCHEN

5.91m x 2.94m extending to 3.33m (19'4" x 9'7" extending to 10'11" )

Fitted with matching arrangements of floor and wall cupboards with working surfaces, Neff double oven, built in dishwasher, fridge/ freezer, one and a half stainless steel sink unit, karndean flooring, beams, double radiator, double glazed window to front, side and rear elevations.

#### SITTING ROOM

3.72m x 5.59m (12'2" x 18'4" )

An attractive room having log burner with oak mantle, oak flooring, beams, double glazed window to front and side elevation, doors leading to conservatory.

#### CONSERVATORY

2.59m x 3.14m (8'5" x 10'3" )

Oak flooring, double glazed windows and double doors leading to the garden.

#### FIRST FLOOR ACCOMMODATION

Having access to loft.

#### MASTER BEDROOM

3.72m x 3.17m (12'2" x 10'4" )

Airing cupboard housing hot water cylinder, radiator and double glazed window to front and side elevation with views over The Dale.

#### BEDROOM TWO

3.75m x 2.30m (12'3" x 7'6" )

Radiator and double glazed window to rear elevation.

#### BEDROOM THREE

2.96m x 3.20m (9'8" x 10'5" )

Fitted wardrobes, eaves storage, radiator and double glazed window to side and rear elevation.

#### HOUSE BATHROOM

1.55m x 2.67m (5'1" x 8'9" )

Fitted suite comprising P shaped bath with shower over, low flush WC, pedestal hand basin, radiator and opaque double glazed window to rear elevation.

#### OUTSIDE

Hometime Cottage is situated in this attractive Wolds Village of Millington. Lawned garden to the front, to the rear, log store, LPG gas tank, vegetable plot, laid to lawn with attractive borders.

#### INTEGRAL GARAGE

2.76m x 5.70m (9'0" x 18'8" )

Having timber doors and power and light is connected

#### 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E	44		
(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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## 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

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**ZOOPLA**