

## The Stables, Meltonby, YO42 1PN **TO LET £995 Per Calendar Month**



village of Meltonby only 2.5 miles from Pocklington. Features include entrance hall, sitting room with open fire, fitted kitchen, dining area, utility, three bedrooms, family bathroom. Enclosed courtyard with under cover parking for several cars.

Holding Deposit £225 Deposit £1,145 EPC "D" Council Tax Band "C"

RENT £995 Per Calendar Month | DEPOSIT £1,145 | AVAILABLE FROM 13th June 2024 East Riding BAND: C







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.

#### **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**

1.60 x 3.93 (5'3" x 12'11")

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

#### **KITCHEN**

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

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

## UTILITY

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

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**

4.74 x 2.22 (15'7" x 7'3")

Radiator.

#### SITTING ROOM

4.32 x 4.75 (14'2" x 15'7")

Brick open fireplace and radiator.

#### **BEDROOM ONE**

4.75 x 3.24 (15'7" x 10'8")

Radiator.

## **BEDROOM TWO**

3.60 x 2.69 (11'10" x 8'10")

Radiator

#### **BEDROOM THREE**

3.60 x 2.15 (11'10" x 7'1")

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

#### **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: 0844 4727000.

#### **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.





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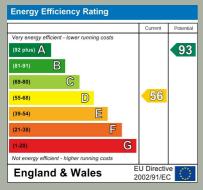




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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this

52 Market Place, Pocklington, York, YO42 2AH 01759 304040

ZOOPLA