

CLUBLEYS



Westfield Farm House,  
Thornton, YO42 4RY  
TO LET £1,250 Per Month



A recently refurbished 4 bed semi-detached house situated in open countryside.  
Entrance hall, downstairs shower room, large kitchen/diner, 2 reception rooms, 4 bedrooms and family bathroom.

Holding Deposit £285

Deposit £1440

EPC "TBC"

Council Tax Band "D"

RENT £1,250 Per Month | DEPOSIT £1,440 | AVAILABLE FROM 1st July  
2024

ERYC BAND: D

rightmove 

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA



## ENTRANCE HALL

UPVC door and window, Laminate floor.

## SHOWER ROOM

1.83 x 3.37 (6'0" x 11'0")

Shower cubicle, wc & pedestal hand basin, UPVC window to the front of the property. Laminate flooring. Housing hot water cylinder and boiler

## KITCHEN / DINER

5.94 x 4.33 (19'5" x 14'2")

Fitted with a range of grey wall and base units with oven, hob, extractor fan, integrated dishwasher, Stainless steel sink and freestanding fridge/freezer. Laminate flooring

## LIVING ROOM

3.78 x 5.27 (12'4" x 17'3")

Open fire in feature surround, Window to rear of the property and arched window to the side. Fitted carpet

## REAR ENTRANCE

UPVC door, fitted carpet.

## SNUG

4.98 x 3.87 (16'4" x 12'8")

Window to rear of the property. Fitted carpet.

## FIRST FLOOR ACCOMMODATION

### BEDROOM 1

3.65 x 3.80 (11'11" x 12'5")

UPVC Window to rear of the property, Fireplace and fitted carpet.

### BEDROOM 2

3.36 x 3.79 (11'0" x 12'5")

UPVC window to rear of the property. Fitted wardrobes and carpet.

### BEDROOM 3

3.77 x 4.11 (12'4" x 13'5")

UPVC window to front of the property, Fitted wardrobes and carpet.

### BEDROOM 4

4.36 x 3.71 (14'3" x 12'2")

2 x UPVC windows to the front of the property. Fitted carpet.

## BATHROOM

Bath with shower over, wash hand basin and wc.

## OUTSIDE

Parking to the side of the property and open views to the rear.

Please note, this property is on a working farm

## 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

## DIRECTIONS

The best way to find this property is by using what3words. "campfires.singer.appetite"

In Thornton, turn down Field Lane and go down a single lane track - the property is at the end of the this lane

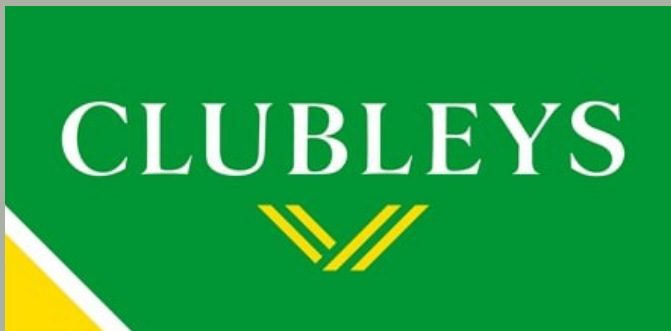
## ADDITIONAL INFORMATION


Oil Central Heating

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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 Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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pocklington@clubleys.com  
www.clubleys.com

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.