

CLUBLEYS



The Mill House, Church Lane,
York, YO41 4HD
TO LET £1,750 Per Month



A delightful family home, with open views to the rear. The Mill House offers versatile accommodation, comprising of:- Dining hall, fitted kitchen with range oven, living room with log burner, large utility, study (or 4th bedroom) garden room, 3 good sized bedrooms, family bathroom with freestanding bath.

Enclosed garden to the rear. There is ample parking

Available from the End of May 2025

Holding Deposit £400

Deposit £2015

EPC "D"

Council Tax Band "E"

RENT £1,750 Per Month | DEPOSIT £2,015 | AVAILABLE FROM 31st May 2025
City Of York BAND: E



FRONT OF PROPERTY

Situated on a private road with ample parking

DINING HALL

3.32 x 4.22 (10'10" x 13'10")

With full length windows and large door, laminate flooring and spotlights. Doors leading to the kitchen and Living Room, stairs to the first floor

LIVING ROOM

3.50 x 6.7 (11'5" x 21'11")

Leading through to the garden room, there is a window to the front of the property, log burner, 2 radiators and fitted carpets

GARDEN ROOM

4.36 x 5.97 (14'3" x 19'7")

A wonderful bright room with large windows and brick walls, ceiling beams and tiled floor. Overlooking the back garden with open views

KITCHEN

5.12 x 4.79 (16'9" x 15'8")

High Specification kitchen with range oven, granite worktops and breakfast bar. There is an integrated dishwasher and space for a large fridge freezer, windows to the front and side elevation, tiled floor.

UTILITY ROOM

3.51 x 2.71 (11'6" x 8'10")

Tiled floor, window to side elevation, fitted base units (one housing oil boiler) Ceiling beams. Open plan to study/bed 4

STUDY/BEDROOM 4

2.95 x 3.54 (9'8" x 11'7")

Laminate flooring, 2 windows to either side of property, ceiling beams

WC

2.14 x 2.03 (7'0" x 6'7")

Hand basin in Vanity unit, low flush wc, Opaque glass window to side elevation, tiled floor

STAIRS/LANDING

Fitted carpet, gallery landing and skylight

MASTER BEDROOM

5.13 x 3.49 (16'9" x 11'5")

Window to front elevation, sky light and arch window to side. Fitted wardrobes and exposed beams

BEDROOM 2

3.96 x 3.51 (12'11" x 11'6")

Window to rear of property, fitted carpets

BEDROOM 3

2.78 x 4.57 (9'1" x 14'11")

Large window to front elevation, fitted cupboard.

FAMILY BATHROOM

Large bathroom with freestanding bath and shower cubicle, wash hand basin in vanity unit and wc. Opaque window to front elevation, Tiled floor and walls.

REAR GARDEN

Patio area with large lawned area and dwarf wall. Brick built shed and gate to the side of the property. Open views to rear

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 28 Mbps is available at this postcode YO41 4HD. Mobile phone coverage for voice calls is limited from EE, Vodafone & O2, Three no coverage. The checker results are predictions and should not be regarded as guaranteed. There is a shared Septic Tank, the Landlord will be responsible for emptying it.

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.

REFERENCING

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	83
(81-91) B		
(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

DEPOSIT PROTECTION SCHEME

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 3030030

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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

zoopla