

CLUBLEYS



3, Church Row,
Ellerton, YO42 4PD

TO LET £550 Per Calendar Month



Two bedroomed cottage located in this pleasant rural village location of Ellerton. Sitting Room, Kitchen, dining room, cloakroom/wc, utility room, two first floor bedrooms and bathroom. Small garden to front and lawned garden area to rear. Communal off street parking is also available to the rear.

Holding Deposit £125

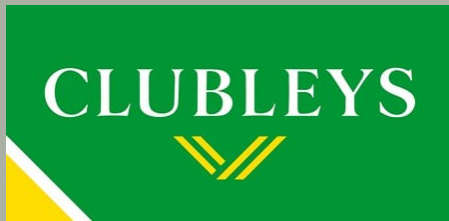
Deposit £630

EPC "D"

Council Tax Band "A"

RENT £550 Per Calendar Month | DEPOSIT £630 | AVAILABLE FROM 2nd
June 2025

East Riding Of Yorkshire Council BAND: A



Ground Floor

Entrance door to:

Lounge

3.85 x 4.18 (12'8" x 13'9")

Feature cast cast iron fireplace, UPVC double glazed window to front, electric wall heater.

Kitchen

1.60 x 4.18 (5'3" x 13'9")

Stainless steel sink unit, range of modern base and wall units, 4 ring electric hob and oven, extractor unit, UPVC double glazed window to rear, opening to:

Dining Room

2.69 x 2.53 (8'10" x 8'4")

Double glazed velux window to ceiling, Upvc door to rear and door to:

Utility Room

1.28 x 1.58 (4'2" x 5'2")

Stainless steel sink unit, plumbing for automatic washing machine, Pvcu window to rear.

Cloakroom

Fitted with two piece suite comprising, WC & wash hand basin.

First Floor

Landing

Bedroom One

3.32 x 2.61 (10'11" x 8'7")

Electric wall heater and UPVC double glazed window to front.

Bedroom 2

2.6 x 2.13 (min) (8'6" x 7'0" (min))

Airing cupboard housing hot water cylinder, UPVC double glazed window to rear and electric wall heater.

Bathroom

Fitted with a part tiled three piece white suite comprising, panelled bath with Triton shower unit, pedestal wash hand basin, WC, extractor unit, electric wall heater.

Outside

The property enjoys a cottage garden to front. To the rear is a lawn garden area. A communal parking area is also available to the rear of the property.

Directions

From our Pocklington Office, proceed onto West Green, taking a left at the roundabout, then straight on

at the next roundabout, proceed through the village of Allerthorpe, towards Melbourne, continue through the village of Melbourne and keep following the signs for Howden. On reaching a right hand turning on a bend in the road sign posted to Ellerton, proceed into the village and keep following the road round to the right, continue to the end of the road until reaching a dead end where the property can be seen to the left hand side indicated by our 'To Let' board.

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

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 14 Mbps is available at this postcode YO42 4PD. Mobile phone coverage for voice calls has limited availability with O2 & EE.

The checker results are predictions and should not be regarded as guaranteed.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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

zoopla

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.