

CLUBLEYS



Home Farm, Main Street,
Melbourne, YO42 4QE
TO LET £1,200 PCM



Situated in the centre of this highly regarded and POPULAR VILLAGE of Melbourne. A rather appealing extended detached house. Boasting a good sized dining kitchen with a range of fitted units, sitting room, play room/study, utility, cloakroom/w.c, three bedrooms and family bathroom. Low maintenance garden to the rear and side. Attached garage and off road parking.

Other features to note are double glazing and oil heating system.

Holding Deposit £275

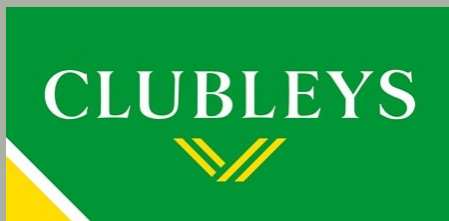
Deposit £1380

EPC "D"

Council Tax Band "C"

RENT £1,200 PCM | DEPOSIT £1,380 | AVAILABLE FROM 11th August
2025

East Riding of Yorkshire BAND: C



STORM PORCH

SITTING ROOM

3.93m x 3.54m (12'10" x 11'7")

Entered via a Upvc front entrance door, Upvc double glazed window to the front elevation and radiator.

PLAY ROOM/STUDY

3.53m x 3.22m (11'6" x 10'6")

Double glazed window to the front elevation and radiator.

DINING ROOM

3.969m x 3.43m (13'0" x 11'3")

Under stairs cupboard and radiator.

FITTED KITCHEN

4.25m x 3.02m (13'11" x 9'10")

Fitted with range of wall and floor cupboards, built in electric oven, four ring electric hob, one and half bowl stainless steel sink unit, double glazed window to the side elevation, tiled splashbacks, tiled flooring, double glazed window to the side elevation, halogen spot lights and double glazed french doors leading to rear patio.

UTILITY ROOM

3.15m x 2.13m (10'4" x 6'11")

Plumbed for washing machine, tiled flooring, radiator, oil fired central heating boiler, double glazed window to the rear elevation and side external door. Personal door to the attached garage.

CLOAKROOM/WC

1.99m x 1.31m (6'6" x 4'3")

Fitted two piece suite comprising low flush WC, wash hand basin with splash backs.

LANDING

Cupboard off.

BEDROOM ONE

3.89m max x 3.41m (12'9" max x 11'2")

Double glazed window to the side elevation and radiator.

BEDROOM TWO

3.48m x 3.18m (11'5" x 10'5")

Double glazed window to the front elevation and radiator.

BEDROOM THREE

3.96m x 2.59m (12'11" x 8'5")

Double glazed window to the front elevation, radiator and fitted cupboards.

FAMILY BATHROOM

Fitted white suite comprising P shaped bath with shower over, pedestal hand basin, low flush WC, Velux window, tiling, airing cupboard housing hot water cylinder.

OUTSIDE

Brick set driveway offering ample parking leading to...

ATTACHED GARAGE

6.27m x 3.80m (20'6" x 12'5")

Remote controlled door, power and light.

GARDENS

Paved patio to the rear and lawned garden to side.

ADDITIONAL INFORMATION

BROADBAND & MOBILE

For broadband coverage, prospective occupants are advised to check the Ofcom website:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

REFERENCES


We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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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

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.