

CLUBLEYS



Willow Garth, Thorpe Le Street,
Everingham, YO42 4LJ
TO LET £1,350 Per Calendar Month



A 3 bed detached house situated on the outskirts of the village of Everingham. The accommodation comprises of porch, inner hall, wet room, kitchen, dining room, sitting room, 3 bedrooms, family bath room and detached garage. Oil central heating. Excellent access to the A1079 to either York, Beverley or Hull.

Holding Deposit £310

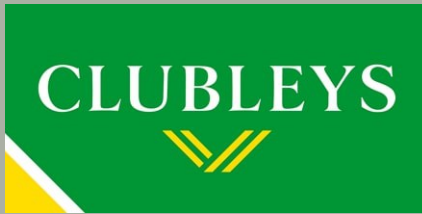
Deposit £1555

Council Tax Band "D"

EPC "E"

RENT £1,350 Per Calendar Month | DEPOSIT £1,555 | AVAILABLE FROM 10th
July 2025

East Riding BAND: D



PORCH

Front entrance door, having tiled flooring.

INNER HALL

2.52 x 2.20 (8'3" x 7'3")

Laminate flooring, radiator.

WET ROOM

2.13 x 1.53 (7'0" x 5'0")

Window to the front, low flush WC, pedestal hand basin, radiator, walk in shower, extractor fan, radiator, part tiled.

KITCHEN

4.24 x 2.17 (13'11" x 7'1")

Side entrance door, two windows to the front, wall and base units, working surfaces, space for washing machine, free standing electric cooker with hob, laminate wood flooring, stainless steel sink unit, radiator and fitted door mat.

DINING ROOM

3.35 x 3.69 (11'0" x 12'1")

Window to the rear, window to the side, radiator, laminate floor.

SITTING ROOM

4.61 x 4.86 (15'1" x 15'11")

Window to the side, window to the rear, open fire in brick surround, radiator, stairs to first floor.

LANDING

Loft access and airing cupboard with hot water cylinder with central heating controls.

BEDROOM 1

4.61 x 3.69 (15'1" x 12'1")

Window to the side and rear, storage cupboard, radiator.

BEDROOM 2

3.37 x 3.71 (11'1" x 12'2")

Window to the rear and side, radiator.

BEDROOM 3

3.52 x 2.17 (11'7" x 7'1")

Window to the front, radiator.

BATHROOM

3.71 x 2.13 (12'2" x 7'0")

Window to the front, newly fitted suite comprising of

panelled bath with mixer shower over and shower screen, low flush WC, pedestal hand basin, part tiled walls, vinyl floor, extractor fan, radiator.

GARAGE

Power and light

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

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.

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 80 Mbps is available at this postcode YO42 4LJ. Mobile phone coverage for voice calls is available from Vodaphone & Three. EE & O2 has limited coverage. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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