

CLUBLEYS



3, The Crossings,
East Yorkshire, YO43 3QF
TO LET £900



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY

A deceptively spacious three bedroom townhouse, located in a popular village at the foot of the Yorkshire Wolds. The ground floor includes an entrance hall, cloakroom, sitting room, fitted kitchen with dining area, and utility space. Upstairs, there are three bedrooms, master with an en-suite, and a family bathroom. Outside, a lawned garden at the front is accessed by a wooden bridge over a stream, while the rear boasts a paved patio, enclosed lawned garden, and garage with carport access.

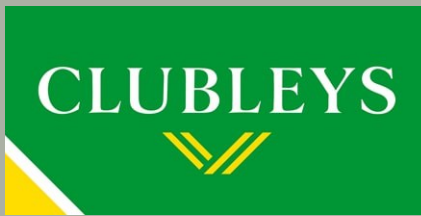
A holding deposit of £200 will be required to secure the property. A deposit of £1030.00 will be required. East Riding of Yorkshire Council - Council Tax Band D.

RENT £900 | DEPOSIT £1,030 | AVAILABLE FROM 22nd May 2024
East Riding of Yorkshire Council BAND: D

rightmove 

www.clubleys.com

ZOOPLA



Shiptonthorpe has a small selection of village amenities including a bowling club, a church, garage which is open 24 hours with a mini-supermarket, a Garden Centre with a cafe, and a Indian Restaurant. Ideally located on the A1079 for access into Market Weighton and Pocklington for a wider variety of facilities, and is also handy for access into Hull and York and the M62 motorway network

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, ceiling coving, radiator, recessed ceiling lights, under stairs cupboard.

CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback, radiator, extractor fan.

SITTING ROOM

3.84m x 3.72m (12'7" x 12'2")

Feature marble effect fireplace with surround, radiator, two wall light points, ceiling coving.

KITCHEN

3.77m x 2.63m (12'4" x 8'7")

Fitted with a range of wall and base units comprising work surfaces, composite one and a half bowl sink and drainer unit, double oven, gas hob with extractor hood over. Integrated fridge, integrated freezer, integrated dishwasher, partially tiled walls, ceiling coving, recessed ceiling lights, radiator. Wall mounted gas fired central heating boiler.

DINING AREA

3.44m x 2.67m (11'3" x 8'9")

Radiator, ceiling coving, recessed ceiling lights. French doors leading to rear garden.

UTILITY AREA

Stainless steel sink unit with work surface to the side, plumbing for automatic washing machine. Partially tiled walls, radiator, extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, storage cupboard.

BEDROOM ONE

4.25m x 2.95m (13'11" x 9'8")

Radiator, ceiling coving.

ENSUITE

Suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin. Radiator, partially tiled walls, recessed ceiling lights, extractor fan.

BEDROOM TWO

3.41m x 3.08m (11'2" x 10'1")

Radiator, ceiling coving.

BEDROOM THREE

3.33m x 2.38m (10'11" x 7'9")

Radiator, ceiling coving.

BATHROOM

Three piece suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin. Radiator, recessed ceiling lights, extractor fan.

OUTSIDE

To the front of the property there is a lawned garden which is accessed by a wooden bridge over a stream. To the rear, immediately beyond the house is a paved patio extending onto a fully enclosed lawned garden with paved path leading to the garage and carport.

CAR PORT AND GARAGE

A covered carport adjoining the garage and providing pedestrian access to the rear garden. The garage has an up and over door, power and light, rear personnel door.

ADDITIONAL INFORMATION

SERVICES


Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: 0844 4727000

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

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