

CLUBLEYS



2, Spring Bank,  
North Newbald, YO43 4SH  
TO LET £825 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

This charming three-bedroom semi-detached home is situated on the edge of the picturesque Yorkshire Wolds. The ground floor features a welcoming entrance hall, a cosy sitting room with a newly installed multi-fuel stove, a sleek modern kitchen, a practical utility room, and a convenient downstairs WC. Upstairs, you'll find three tastefully appointed bedrooms and a family bathroom. Outside, the front of the property boasts lawned on either side of the steps leading to the front door. The rear garden offers a paved patio, a sloping lawned garden, and a wooden shed. Available now, contact us today to arrange a viewing! A deposit of £950.00 will be required. A holding deposit of £190.00 will be required to secure the property. East Riding of Yorkshire Council Band B

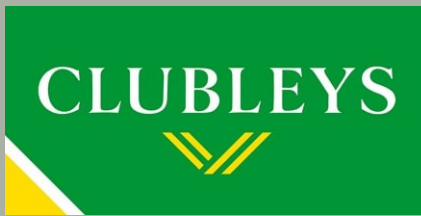
RENT £825 Per Calendar Month | DEPOSIT £950 | AVAILABLE FROM 10th June  
2024

East Riding of Yorkshire Council BAND: B

rightmove 

[www.clubleys.com](http://www.clubleys.com)

zoopla



North Newbald has a selection of facilities including a Church and village hall, a primary school and 2 public houses, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, radiator.

##### SITTING ROOM

3.072m max x 4.820m (10'0" max x 15'9")  
Multi fuel stove set in feature fireplace with flagged hearth. Television point, telephone point, radiator.

##### KITCHEN

3.072m max x 4.820m (10'0" max x 15'9")  
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, electric oven, electric hob with extractor hood over. Plumbing for automatic washer, partially tiled walls, cupboard housing gas fired central heating boiler, radiator.

##### UTILITY ROOM

Work surfaces, under stairs cupboard, extractor fan, radiator, rear entrance door.

##### WC

Low flush WC, radiator, extractor fan.

#### FIRST FLOOR ACCOMODATION

##### LANDING

Cupboard, radiator.

##### BEDROOM ONE

3.752m x 3.074m max (12'3" x 10'1" max)  
Radiator.

##### BEDROOM TWO

2.823m x 3.458m (9'3" x 11'4")  
Radiator.

##### BEDROOM THREE

2.224m x 2.905m (7'3" x 9'6")  
Stairs box, Radiator.

##### BATHROOM

Three piece white suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low flush WC, fully tiled walls,

#### OUTSIDE

Outside, the front of the property boasts lawned on either side of the steps leading to the front door. The rear garden offers a paved patio, a sloping lawned garden, and a wooden shed.

#### ADDITIONAL INFORMATION

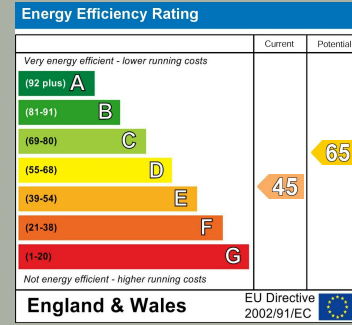
##### SERVICES

Mains electric, water, drainage, LPG gas bottles.

##### APPLIANCES

No appliances have been tested by the Agent.





### 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

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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.