

CLUBLEYS



Milton House 55, High Street,  
Holme On Spalding Moor, YO43 4EN  
TO LET £950 PCM



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

A detached three-bedroom family home, ideally situated just steps away from a variety of local amenities. The ground floor features an entrance hall, sitting room, dining area, kitchen, utility room, and cloakroom. Upstairs, you will find three bedrooms, including a master bedroom with an en-suite, and a family bathroom. The house boasts an attractive frontage, set back from the road with a gravelled driveway that offers ample parking for several vehicles. The rear garden is primarily laid to lawn, complemented by a paved patio area and bordered by timber fencing.

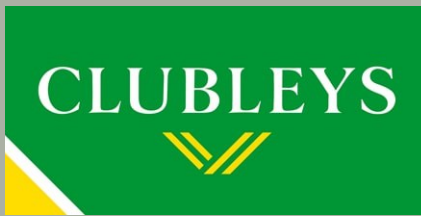
Deposit Required £1090. Holding Deposit to secure the property £210.  
Council Tax: C

RENT £950 PCM | DEPOSIT £1,090 | AVAILABLE FROM 1st August 2024  
East Yorkshire of BAND: C

rightmove 

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ZOOPLA



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, radiator, coved ceiling and recessed ceiling lights.

### SITTING ROOM

Multi fuel stove set in brick fire place having tiled hearth. Radiator, coved ceiling and TV aerial outlet.

### DINING AREA

Radiator, ceiling coving, telephone point and double doors leading to the garden.

### DINING KITCHEN

Fitted with a range of wall and flooring units having complementary work surfaces incorporating one and a half sink bowl unit, integrated dishwasher, space for a cooker with hood over. Radiator and coved ceiling.

### UTILITY ROOM

Fitted with a range of wall and floor units, work surfaces, one and a half bowl stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, rear entrance door.

### CLOAKROOM

White suite comprising low flush WC and wash hand basin with tiled splash back.

## FIRST FLOOR ACCOMMODATION

### LANDING

Airing cupboard housing hot water cylinder and hatch providing access to the roof space.

### BEDROOM ONE

Fitted wardrobes to one wall, radiator and TV aerial outlet.

### ENSUITE

White suite comprising low flush WC, pedestal wash hand basin and shower cubicle. Recess ceiling lights and Chrome ladder style towel rail.

### BEDROOM TWO

Radiator, coved ceiling and TV aerial outlet.

### BEDROOM THREE

Radiator, coved ceiling and TV aerial outlet.

## BATHROOM

White suite comprising low flush WC, pedestal wash hand basin and panelled bath. Radiator and partially tiled walls.

## OUTSIDE

The property is set back from the road and is accessible via a gravelled driveway which provides an abundance of parking. The rear garden has timber fencing to the perimeter and is laid mostly to lawn.

## ADDITIONAL INFORMATION

### SERVICES

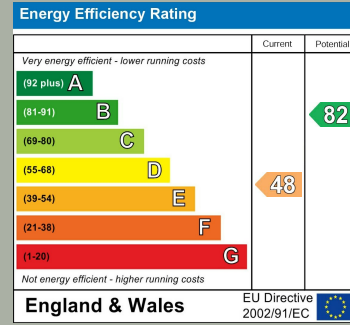
Mains water, gas, electricity and drainage.

### 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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