

CLUBLEYS



37, Beacon View,
York, YO43 4EF
TO LET £750 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Introducing an end-terrace three-bedroom property located in a well-established residential area. This recently refurbished property features a newly installed bathroom, fresh décor throughout, and new carpets. The ground floor offers an inviting entrance hall, a comfortable sitting room, a kitchen that opens into a dining area through an archway, a utility room, and a convenient downstairs WC. On the first floor, you'll find three well-appointed bedrooms and the main bathroom. The exterior includes a low-maintenance rear garden, enclosed by fencing and brick walls, with gated access, a practical brick storage shed, and a dedicated bedding plant area. A deposit of £860 is required. A holding deposit of £170.00 to secure the property.

East Riding of Yorkshire Council Band A.

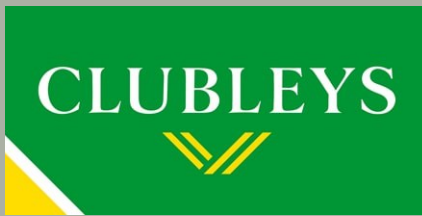
RENT £750 PCM | DEPOSIT £860 | AVAILABLE FROM 12th August 2024

East Riding of Yorkshire Council BAND: A

rightmove 

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ZOOPLA



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, laminate flooring, dado rail, ceiling coving, stairs to first floor with cupboard under.

SITTING ROOM

3.94m max x 4.07m (12'11" max x 13'4")
Brick feature fire surround with tiled hearth, radiator, television point and ceiling coving.

KITCHEN

3.21m x 2.93 (10'6" x 9'7")
Fitted with range of wall and base units comprising work surfaces, single drainer sink unit, fitted cupboard, tiled flooring, partially tiled walls. Arch leading to...

DINING AREA

2.74m x 2.81m (8'11" x 9'2")
Laminate flooring, radiator, ceiling coving.

UTILITY ROOM

1.34m x 2.83m (4'4" x 9'3")
Plumbing for automatic washer, radiator, partially tiled walls, PVC rear entrance door.

WC

Low flush WC, partially tiled walls.

FIRST FLOOR ACCOMODATION

LANDING

BEDROOM ONE

3.25m max x 4.02m (10'7" max x 13'2")
Radiator.

BEDROOM TWO

4.09m max x 2.53m (13'5" max x 8'3")
Radiator, ceiling coving.

BEDROOM THREE

2.57m x 2.23m (8'5" x 7'3")
Radiator, fitted cupboard.

BATHROOM

2.63m x 1.73m (8'7" x 5'8")
Three piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC. Chrome ladder style towel radiator, extractor fan.

OUTSIDE

The exterior includes a low-maintenance rear garden, enclosed by fencing and brick walls, with gated access, a practical brick storage shed, and a dedicated bedding plant area. To the front of the property is a pathway leading to the front door with a lawned area.

ADDITIONAL INFORMATION

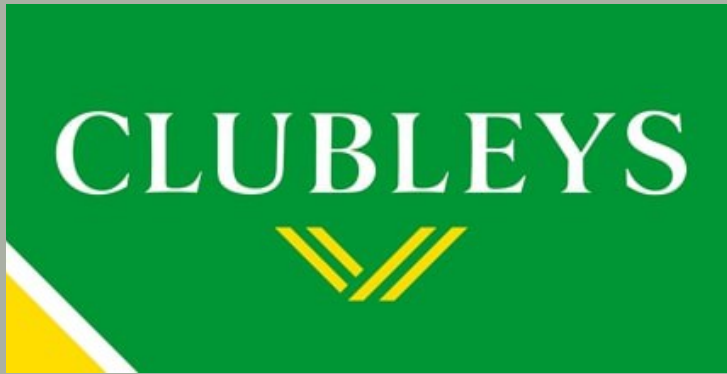
SERVICES

Mains water, drainage, electricity and gas.

APPLIANCES

No appliances have been tested by the Agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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

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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