

CLUBLEYS



11, Chapelfields,  
Holme On Spalding Moor, YO43 4DH  
TO LET £775 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

This delightful three-bedroom detached bungalow is situated in a peaceful residential location and offers comfortable living with plenty of outdoor space. The property features a spacious driveway leading to a garage, ideal for off-street parking, and boasts a generous rear garden. Inside, the accommodation comprises an inviting entrance hall, a cosy sitting room, and a well-equipped kitchen. Two good-sized bedrooms offer comfortable living space, while the versatile third bedroom, previously used as a dining room, provides flexibility to suit your lifestyle. A shower room completes the layout. Outside, the rear garden is a true highlight, featuring a paved patio area along with a well-maintained lawn bordered by flowers and shrubs. The property has solar panels which are owned by the landlord, they will provide a saving on the tenants electric costs, more details available on request.

A deposit of £890.00 is required. A holding deposit of £170.00 to secure the property.

East Riding of Yorkshire Council Band D.

RENT £775 PCM | DEPOSIT £890 | AVAILABLE FROM 13th May 2025  
East Riding of Yorkshire Council BAND: D



Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Upvc double glazed front entrance door, cupboard housing floor standing central heating boiler.

### SITTING ROOM

5.14 x 4.15 (16'10" x 13'7")

Electric fire set on marble effect hearth with brick effect back and wooden surround, radiator, power points, ceiling coving.

### INNER HALL

Power points, ceiling coving, airing cupboard housing hot water cylinder.

### KITCHEN

5.23 x 2.62 (17'2" x 8'7")

Fitted with a range of wall and floor units, incorporating work surfaces, part tiled walls, electric oven, single drainer sink unit, power points.

### DINING ROOM/BEDROOM THREE

2.43 x 2.91 (8'0" x 9'7")

Power points, radiator, ceiling coving.

### BEDROOM ONE

4.03 x 2.91 (13'3" x 9'7")

Fitted wardrobes to one wall, radiator, power points, ceiling coving, wall lights.

### BEDROOM TWO

3.85 x 3.05 (12'8" x 10'0")

Radiator, ceiling coving, power points.

### SHOWER ROOM

Suite comprising double shower, low flush wc, pedestal hand basin, part tiled walls, radiator, ceiling coving.

### REAR ENTRANCE

Entrance to garage, rear entrance door.

### WC

White low flush.

## OUTSIDE

### GARAGE

Electric door, power and light.

### GARDEN

Outside, the rear garden is a true highlight, featuring a paved patio area along with a well-maintained lawn bordered by flowers and shrubs.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, gas, electricity and drainage.  
Broadband, fibre to the cabinet.

### APPLIANCES

No appliances have been tested by the agent.

### BROADBAND AND MOBILE COVERAGE


The Ofcom website suggests there is a maximum download speed of 25 Mbps is available at this postcode YO43 4DH. Mobile phone coverage for voice calls have likely coverage from O2 and Vodaphone and limited coverage from Three and EE. 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		
(81-91) B		
(69-80) C	69	74
(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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