

CLUBLEYS



11, Ashfield,  
York, YO43 4DL  
TO LET £700 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Tucked away at the end of a desirable and peaceful cul-de-sac, this two-bedroom bungalow enjoys a tranquil setting while remaining within easy reach of local amenities.

The accommodation includes an entrance hall, a comfortable sitting room, a well-appointed kitchen, two bedrooms, and a bathroom. Outside, the property boasts generous front and rear gardens, along with a driveway providing ample off-street parking and leading to a detached garage.

A deposit of £800 will be required. A holding deposit of £160 will be required to secure the property.

RENT £700 PCM | DEPOSIT £800 | AVAILABLE FROM  
East Riding of Yorkshire Council BAND: C



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 front entrance door, radiator, fitted cupboard, telephone point.

##### SITTING ROOM

5.16m x 3.34m (16'11" x 10'11")

Electric fireplace with marble heath and painted wood surround, radiator x2, wall light points, TV aerial point, ceiling coving.

##### KITCHEN

3.07m x 3.24m (10'0" x 10'7")

Fitted with a range of wall and base units comprising work surfaces, plumbing for automatic washing machine, single bowl sink unit with drainer, extractor fan, UPVC side entrance door, part tiled walls, linoleum flooring, radiator.

##### INNER HALL

Access to roof space, fitted cupboard housing gas fired central heating boiler.

##### BEDROOM ONE

3.64m x 2.81m (11'11" x 9'2")

Fitted wardrobe, ceiling coving, radiator.

##### BEDROOM TWO

2.63m x 3.08m (8'7" x 10'1")

Ceiling coving, radiator, sliding doors to rear garden

##### BATHROOM

1.97m x 2.13m (6'5" x 6'11")

Three piece white suite comprising low flush WC, panelled bath with shower over and shower screen, pedestal wash hand basin, linoleum flooring, fully tiled walls, radiator.

##### OUTSIDE

To the front of the property is a lawned garden with flower borders. To the rear is a fully enclosed private garden with flower beds and borders, mature shrubs and hedging, paved patio area.

##### GARAGE

5.69m x 2.77m (18'8" x 9'1")

Up and over door, power and light.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, gas, electricity and drainage.

##### 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	67	
(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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