

CLUBLEYS



Flat 2, 70a, High Street,
Holme On Spalding Moor, YO43 4AA
TO LET £500 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

A well presented one bedroom apartment, finished to a high standard. Ideally situated on the High Street, offering convenient access to local amenities. The accommodation features an open-plan sitting room and kitchen, one well-proportioned bedroom, and a modern bathroom. The property benefits from electric heating.

Deposit: £570.00

Holding Deposit: £110.00 (required to secure the property)

Council Tax Band A

RENT £500 PCM | DEPOSIT £570 | AVAILABLE FROM 1st June 2025
East Riding of Yorkshire Council BAND: A



Holme On Spalding Moor is a popular village having an excellent community spirit and activities available to suit all ages. The village has selection of facilities including several shops and public houses together with a 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

LIVING AREA

4.08 x 3.91 (13'5" x 12'10")

Laminate wood flooring, radiator, power points.

KITCHEN AREA

2.34 x 2.89 max (7'8" x 9'6" max)

Fitted with a range of wall and floor units, incorporating work surfaces, stainless steel sink unit, integral fridge freezer, washing machine and dishwasher, electric oven and hob, power points, recessed ceiling lights, tiled floor.

BEDROOM

3.70 x 3.85 (12'2" x 12'8")

Airing cupboard housing hot water cylinder, radiator, power points.

BATHROOM

2.09 x 1.89 (6'10" x 6'2")

White suite comprising low flush wc, pedestal hand basin, panelled bath with shower over and shower screen, tiled floor, chrome ladder style towel rail, fully tiled walls.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

MATERIAL AND BROADBAND INFORMATION


The Ofcom website suggests there is a maximum download speed of 33Mbps is available at this postcode YO43 4AA. Mobile phone coverage for voice calls is available from EE. O2 & Vodafone & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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