

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, electricty and drainage.

APPLIANCES

No appliances have been tested by the agent.

MATERIAL AND BROABAND 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 & Vodaphone & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.



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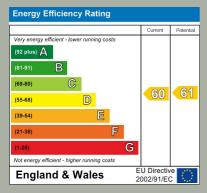




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HOLDING DEPOSIT

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.

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