

CLUBLEYS



Highgate, Lock Lane,  
Holme Upon Spalding Moor, YO43 4DZ  
TO LET £2,000 Per Calendar Month



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Nestled down a quiet country track on the outskirts of Holme-on-Spalding-Moor, The Land of Nod is a charming five-bedroom detached farmhouse offering a peaceful rural retreat with uninterrupted countryside views. The property features a spacious kitchen/diner/snug, two versatile reception rooms, and a modern ground floor bathroom. Upstairs are five well-sized bedrooms and a further bathroom, providing ample space for family living. Outside, the large lawned garden leads to the front of the house, while a gravelled driveway offers generous parking for multiple vehicles. A rear store provides additional storage, making this a practical yet picturesque home. With its idyllic setting, flexible living space, and private surroundings, this property is ideal for those seeking quiet country living.

A deposit of £2300.00 will be required. A holding deposit of £460 will be required to secure the property. East Riding of Yorkshire Council Band D, EPC E.

RENT £2,000 Per Calendar Month | DEPOSIT £2,300 | AVAILABLE FROM 2nd  
June 2025

East Riding of Yorkshire Council BAND: D



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC front entrance door, radiator, understairs cupboard, stairs to first floor.

### SITTING ROOM

4.27m x 4.09m (14'0" x 13'5")

Decorative fire with tiled hearth and surround, radiator.

### DINING ROOM

5.45m x 3.77m (17'10" x 12'4")

Decorative fire with tiled hearth and surround, two radiators.

### KITCHEN / DINER / SNUG

9.23m x 6.10m max (30'3" x 20'0" max)

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl sink and drainer unit. Range master with extractor hood over, plumbing for automatic washer. Feature log burner with brick surround and wooden mantle, tiled flooring, recessed ceiling lights. Two radiators, wall light points, PVC rear entrance door, French doors to garden, television point.

### BATHROOM

Four piece white suite comprising walk in shower cubicle, panelled bath with mixer tap attachment, low flush WC and wash hand basin set in vanity unit. Traditional radiator, ladder style towel radiator, extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

Radiator, fitted cupboard.

### BEDROOM ONE

3.85m x 4.53m (12'7" x 14'10")

Radiator, television point.

### BEDROOM TWO

4.15m x 4.26m (13'7" x 13'11")

Radiator, television point.

### BEDROOM THREE

2.43m x 3.54m (7'11" x 11'7")

Radiator, access to loft space.

### BEDROOM FOUR

5.02m x 2.92m (16'5" x 9'6" )

Radiator.

### BEDROOM FIVE / STUDY

2.87m x 3.02m (9'4" x 9'10")

Radiator.

### BATHROOM

Three piece white suite comprising panelled bath, low flush WC and wash hand basin. Fitted cupboard housing hot water cylinder, partially tiled walls.

### OUTSIDE

Outside, the large lawned garden leads to the front of the house, while a gravelled driveway offers generous parking for multiple vehicles.

### STORE

6.47m x 5.24m (21'2" x 17'2")

Low flush WC, wash hand basin, oil fired central heating boiler.

## ADDITIONAL INFORMATION

### SERVICES

Mains oil, electricity, water and septic tank drainage.

### APPLIANCES

No appliances have been tested by the Agent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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