

CLUBLEYS



46, Selby Road,
York, YO43 4EU

TO LET £750 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY. A Charming 2-Bedroom Semi-Detached Cottage in the Heart of Holme-Upon-Spalding-Moor.

Nestled within this popular village, this beautifully presented semi-detached cottage blends character, comfort and modern living. Finished to a high standard throughout, it offers a welcoming atmosphere from the moment you arrive.

At the heart of the home is a stylish, contemporary kitchen with underfloor heating, creating a warm and inviting space to cook and gather. A separate utility room adds everyday practicality. The adjoining dining room provides an ideal spot for family meals, but it also works perfectly as a cosy snug or additional living space, giving real flexibility to suit different lifestyles. A convenient cloakroom completes the ground floor.

Upstairs, there are two well-proportioned bedrooms and a modern family bathroom, offering comfortable and thoughtfully arranged accommodation.

The charming multi-fuel stove with back burner serves the radiators, filling the cottage with a traditional warmth, complemented by additional electric heating for extra comfort when needed.

Outside, the property benefits from ample parking and a good-sized garden, ideal for relaxing, entertaining, or simply enjoying the peace of the outdoors.

This is a truly lovely cottage — full of character, beautifully updated, and ready to move into. Perfect for anyone seeking inviting village living with a touch of countryside charm.

A deposit of £860 will be required. A holding deposit of £170 will be required to secure the property.

East Riding of Yorkshire Council Band B.

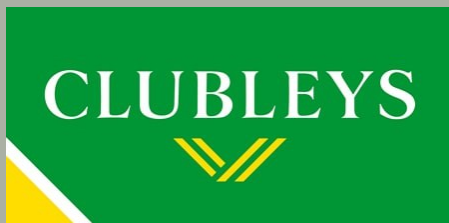
RENT £750 Per Calendar Month | DEPOSIT £860 | AVAILABLE FROM 1st
December 2025

East Riding of Yorkshire BAND: B

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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 ACCOMODATION COMPRISES.

ENTERANCE HALL

SITTING ROOM

3.91m x 4.41m (12'9" x 14'5")

Featured brick fire place with stone hearth and mantle, electric storage heater, wall light points, radiator heated from the back boiler, ceiling coving.

DINING ROOM

2.07m x 3.41m (6'9" x 11'2")

Tiled floor, ceiling coving, wall light point, multi-fuel stove with back boiler, surrounded by brick harth, recess ceiling light.;

KITCHEN

2.94m x 5.24m (9'7" x 17'2")

Fitted with a range of wall and base units comprising of a belfest sink unit, set in a granite work surface wood work surfaces, electric oven, recess ceiling light, radiator heated by back boiler, tiled floor, electric under floor heating, internal dish washer, exposed brick wall.

UTILITY

Fitted with a range of floor units, belfest sink unit, filed floor, under floor heating, exposed brick wall, rear entrance door.

WC

Low flush WC, wash hand basin, radiator heated by back boiler, recess ceiling lights.

LANDING

BEDROOM

3.92m x 3.95m (12'10" x 12'11")

Exposes beams, recess ceiling lights, over stairs balcony, electric storage heater, radiator heated from back boiler.

BEDROOM

3.09m x 2.28m (10'1" x 7'5")

Electric storage heater, radiator heated from the back boiler.

BATHROOM

Three piece suite comprising of low flush WC, corner bath, pedestal hand basin, part tiled wall, recess ceiling lights, airing cupboard housing how water cylinder, extractor fan, velux ceiling light, electric heater

OUTSIDE

ADDITIONAL INFORMATION

SERVICES

APPLIANCES

Material Information

The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. 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		
(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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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