

CLUBLEYS



1, Orchard Cottages,
Thorpe Le Street, YO42 4LJ
TO LET £900 PCM

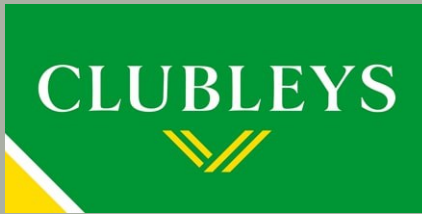


TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY, A three bedroom semi detached house, located in a village position with lawned gardens to front and rear. The accommodation briefly comprises entrance hall, sitting room, kitchen, landing three bedrooms and bathroom. Outside is a garage, paved parking area, lawned garden to the side and generous sized garden to the rear.

A deposit of £1030 is required. A holding deposit of £200 be required to secure the property.

East Riding of Yorkshire Council Band: C

RENT £900 PCM | DEPOSIT £1,030 | AVAILABLE FROM 25th November 2025
East Riding of Yorkshire Council BAND: C



Everingham is a former estate village approximately 16 miles from York and midway between the Market Towns of Pocklington and Market Weighton.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Upvc front entrance door, radiator, telephone point.

SITTING ROOM

6.98M x 3.34M MAX (22'11"M x 10'11"M MAX)
Cast open fire set on black tiled hearth, wooden fire surround, two radiators.

KITCHEN

3.94M MAX x 2.96M (12'11"M MAX x 9'9"M)
Fitted with a range of wall and floor units incorporating complimentary work surfaces, double drainer stainless steel sink unit, plumbing for automatic washing machine, electric cooker, AGA, tiled floor, part tiled walls, rear entrance door.

LANDING

Access to loft.

BEDROOM ONE

4.05M MAX x 3.33M (13'3"M MAX x 10'11"M)
Radiator, fitted cupboard.

BEDROOM TWO

2.87M x 2.80M (9'5"M x 9'2"M)
Radiator, fitted cupboard.

BEDROOM THREE

2.51M x 2.33M (8'3"M x 7'8"M)
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mains fed shower over, pedestal hand basin, low flush wc, part tiled walls, extractor fan, part tiled walls, radiator.

OUTSIDE

Paved driveway to the front of the house with lawned garden to side, hedge boundaries. To the rear is a generously sized rear garden having a paved patio area immediately beyond the house, lawned garden beyond with mature trees and shrubs,

GARAGE

Up and over door, power and light. Wall mounted oil fired central heating boiler.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity. Septic tank drainage, Oil fired central heating.

APPLIANCES

No appliances has been tested by the agent,

Material Information

The Ofcom website suggests there is a maximum download speed of 80 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(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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