

CLUBLEYS



2, Jubilee Close,
Shiptonthorpe, YO43 3QR
TO LET £750 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY. This well-presented two-bedroom semi-detached house is located in a quiet cul-de-sac and offers comfortable, well-arranged accommodation, including an entrance hall, a bright sitting room, a spacious dining kitchen, and a convenient cloakroom, with two good-sized bedrooms and a modern bathroom upstairs. The home benefits from full double glazing and gas-fired central heating throughout. Outside, a generous driveway provides ample parking and leads to a single garage, while the rear garden has been fully gravelled to create an attractive, low-maintenance outdoor space. A deposit of £860 and a holding deposit of £150 are required to secure the tenancy. Council Band: B

RENT £750 PCM | DEPOSIT £860 | AVAILABLE FROM
East Riding of Yorkshire BAND: B



Shiptonthorpe has a small selection of village amenities including a bowling club, a chapel, a church, garage which is open 24 hours with a mini-supermarket, a Garden Centre with a cafe, and a Indian Restaurant. Ideally located on the A1079 for access into Market Weighton and Pocklington for a wider variety of facilities, and is also handy for access into Hull and York and the M62 motorway network

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator, ceiling coving.

SITTING ROOM

3.80 x 3.19 (12'5" x 10'5")

Log effect electric stove set in marble fireplace and hearth with wooden surround, radiator, ceiling coving, power points, telephone point, TV aerial point.

DINING KITCHEN

4.25 x 3.44 (13'11" x 11'3")

Fitted with a range of wall and floor units incorporating glass fronted display units, stainless steel electric oven and gas hob, integral fridge, freezer and washing machine, 1.5 bowl sink unit, part tiled walls, power points, TV aerial point, ceiling coving, french doors to rear garden.

CLOAKROOM

White suite comprising low flush W.C., hand basin, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, power points, ceiling coving, access to loft.

BEDROOM ONE

4.25 x 2.85 (13'11" x 9'4")

Radiator, ceiling coving, power points, TV aerial point, telephone point.

BEDROOM TWO

3.20 x 2.41 (10'5" x 7'10")

Radiator, telephone point, TV aerial point, ceiling coving, fitted cupboard.

BATHROOM

White suite comprising panelled bath with shower over, pedestal hand basin, low flush W.C., radiator, shaver point, part tiled walls, fluorescent light.

OUTSIDE

GARDEN

To the rear of the property is a low maintenance garden which is fully gravelled.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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