

CLUBLEYS



4, Post Office Row,  
York, YO41 1QY

TO LET £1,100 Per Calendar Month



HALIFAX  
ESTATES

All Enquires / Viewings

**01759 368219**

ALL ENQUIRIES PLEASE CONTACT BECKY MIDDLETON AT HALIFAX ESTATES- <https://www.halifaxestates.co.uk/properties/4-post-office-row/>

No 4 Post Office Row is a spacious 3 bedroomed end of terrace cottage, that provides the perfect character family home, located in the picturesque village of Kirby Underdale. Outside there is an enclosed lawned front garden with mature shrubs and flower beds, a gravelled driveway and parking area leads to the single garage and storage shed, to the rear is a paved patio area with two further brick storage sheds. The ground floor accommodation comprises; rear entrance hall, WC, utility room, modern fitted kitchen, dining room with log burner and a staircase leading to the first floor, storage room off the dining room, front hall, and living room with an open fireplace. On the first floor there are three bedrooms and a family bathroom.

Available on a 6 month Assured Shorthold Tenancy Agreement

The usual references apply

No smokers allowed

Pet(s) at the Landlords discretion

EPC rating E

Council Tax band C

Rent £1100

A deposit of £1250 is required

Viewing is strictly by appointment only, please contact Becky Middleton at the Estate Office to make a mutually convenient appointment to view.

RENT £1,100 Per Calendar Month | DEPOSIT £1,250 | AVAILABLE FROM  
8th May 2025

East Riding of Yorkshire BAND: C

rightmove 

[www.clubleys.com](http://www.clubleys.com)

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

#### 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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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.