

CLUBLEYS



Springfield, Thornton,
York, YO42 4RU
TO LET £1,125 Per Month



Situated just outside Thornton, Springfield has been fully refurbished to a high standard and decorated throughout. The property sits in the middle of a large plot with open views surrounding. Accommodation comprises of:- Kitchen, Dining room/Snug, Living room, 3 good sized bedrooms and family bathroom. There are 2 outbuildings, one with plumbing, electricity and wc. Oil central heating.

The water bill is included in the rental price of £1125. Oil central heating

Holding Deposit £255

Deposit £1295

EPC "TBC"

Council Tax Band "D"

RENT £1,125 Per Month | DEPOSIT £1,295 | AVAILABLE FROM 29th May
2026

ERYC BAND: D



PORCH

1.4 x 1.09 (4'7" x 3'6")
with fitted carpet.

ENTRANCE HALL

Entrance via front door, with doors off to kitchen and living room. Fitted carpet.

KITCHEN

3.16 x 3.35 (10'4" x 10'11")
Newly fitted Kitchen with a range of wall and base units. Electric oven & hob, extractor, stainless steel sink & taps. Laminate flooring, radiator & UPVC window to front of the property.

SNUG/DINING ROOM

4.25 x 4.13 (13'11" x 13'6")
UPVC doors to rear of the property and 2 UPVC windows to the side of the property. Fitted carpet and radiator. There is a fitted cupboards/storage and a large understairs cupboard.

LIVING ROOM

5.78 x 3.3 (18'11" x 10'9")
2 UPVC windows to the front and rear of the property. Fitted carpet and 2 x radiators.

STAIRS/LANDING

UPVC window to the rear of the property, fitted carpet and radiator.

BEDROOM 1

3.35 x 4.35 (10'11" x 14'3")
UPVC window to the front of the property, fitted carpet and radiator.

BEDROOM 2

3.34 x 3.16 (10'11" x 10'4")
UPVC window to the front & side of the property, fitted carpet and radiator.

BEDROOM 3

2.36 x 2.41 (7'8" x 7'10")
UPVC window to the rear of the property, fitted carpet and radiator.

BATHROOM

3.3 x 1.35 (10'9" x 4'5")
Newly fitted bathroom suite, comprising of bath with electric shower over and glass shower screen, hand basin in vanity unit and low flush w.c.
UPVC window to rear of the property with privacy glass, chrome towel radiator. Storage cupboard housing tank.

OUTBUILDING

2.83 x 2.84 (9'3" x 9'3")
Joined to the side of the house, with electricity, Belfast sink, oil boiler and w.c. Concrete floor.

OUTSIDE STORE

2.85 x 0.95 (9'4" x 3'1")
with brick floors and concrete floor

OUTSIDE

Springfield sits on a large plot with garden to all sides. There is a hedge boundary surrounding with established trees/shrubs
Ample parking is available to the side of the property.

HOLDING DEPOSIT

A holding deposit equivalent to one week's 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 month's 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 landlord.
If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

DEPOSIT PROTECTION SCHEME

A 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 303 0030

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

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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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

ZOOPLA

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.