

CLUBLEYS



93, Back Lane,
York, YO43 4AP
TO LET £750 Per Month



Recently renovated throughout and beautifully presented, this spacious two-bedroom semi-detached home is ready to move straight into. Boasting a generous rear garden that is not overlooked and enjoys open views across surrounding fields, this property offers the perfect blend of modern living and peaceful surroundings.

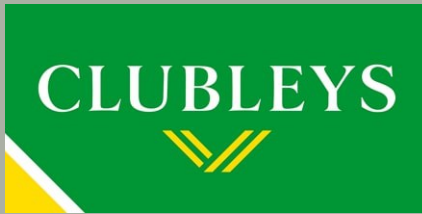
The accommodation comprises a welcoming sitting room, separate dining room, fitted kitchen with side access, utility room and a convenient downstairs WC. To the first floor are two well-proportioned double bedrooms and a stylish modern shower room.

Externally, the property benefits from a substantial rear garden, ideal for relaxing or entertaining, together with a private driveway providing ample off-road parking.

An excellent opportunity to rent a beautifully refurbished home in a sought-after location.

East Riding of Yorkshire Council Band: B. A Deposit is required of £860. A holding deposit is required of £170.

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



Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a 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

ENTRANCE

PVC front entrance door, radiator.

SITTING ROOM

3.06 x 3.56mx (10'0" x 11'8"x)
Radiator, TV aerial point.

DINING ROOM

4.21m x 3.00m (13'9" x 9'10")
Radiator, under-stairs cupboard.

KITCHEN

Fitted with a range of wall and base units comprising integrated electric hob and oven with extractor hood over, stainless steel sink unit, wall mounted gas fired central heating boiler, radiator, PVC side entrance door.

UTILITY ROOM

Base units and wall mounted cupboard, low flush WC, stainless steel sink unit, radiator, extractor fan.

FIRST FLOOR ACCOMODAITON

BEDROOM

3.55m x 3.03m (11'7" x 9'11")
Radiator, hanging space.

BEDROOM

2.90m x 2.95m (9'6" x 9'8")
Radiator.

BATHROOM

Three piece white suite with low flush C, wash hand basin set in vanity unit, step in shower cubicle with glass shower screen, part paneled walls, heated towel rail, extractor fan.

ADDITIONAL INFORMATION

SERVICES

Mains electric, gas, water and drainage.

APPLIANCES

No appliances have been tested by the agent.

Material Information

The Ofcom website suggests there is a maximum download speed of 1000 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(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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