

CLUBLEYS



6, Main Street,  
Hotham, YO43 4UF  
TO LET £950 Per Month



This beautifully renovated four-bedroom semi-detached home is perfectly positioned in a sought-after village location, boasting a stunning newly fitted open-plan kitchen diner with Velux skylights and patio doors opening onto the garden, where you can enjoy picturesque views over the Yorkshire Wolds. The property offers a light and airy feel throughout, enhanced by new carpets and excellent overall condition. The ground floor features a welcoming entrance hall with a practical utility area, a comfortable sitting room, and an additional snug for flexible living space. Upstairs, the first floor provides two generously sized bedrooms, a modern family bathroom, and a spacious landing ideal for extra storage. The second floor comprises two further loft-style bedrooms with Velux roof lights, adding character and charm. Externally, the rear garden is partially paved and laid to lawn, perfectly positioned to take in the surrounding countryside views, while the front offers a gravelled area suitable for parking two cars, along with a shared driveway leading to the rear.

A deposit of £1090 is required. A holding deposit of £215 is required to secure the property.

EPC Rating: D

RENT £950 Per Month | DEPOSIT £1,090 | AVAILABLE FROM  
East Riding of Yorkshire BAND: A

rightmove 

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

ZOOPLA



Hotham is a highly regarded and much sought after small village which comprises an extensive mix of properties from delightful cottages through to some of the finest homes in the region. Within the village is a Norman church and gastro pub/restaurant. The village itself lies approximately three miles from the M62 and provides convenient access to York, Beverley, Hull and the M62 corridor. A mainline railway station is located approximately 6 miles away in Brough.

#### THE ACCOMODATION COMPRISES

##### ENTRANCE HALL/ UTILITY

Side entrance door, plumbed for automatic washer and dryer, wall and base units, stainless steel sink unit.

##### SITTING ROOM

3.90m x 5.60m (12'9" x 18'4")  
Exposed brick fire place with wooden mantle.

##### KITCHEN/DINER

7.47m x 3.65m (24'6" x 11'11" )  
Fitted with a range of wall and base units, comprising of an electric hob and oven with extractor hood over, 1.5 stainless steel sink unit, integrated dishwasher, integrated fridge freezer, part tiled wall, Velux roof skylight, two patio doors leading to garden.

##### SNUG/OFFICE

2.92m x 3.33 (9'6" x 10'11")  
Under-stairs cupboard, stairs leading to the first floor.

##### WC

Two piece white suite comprising of low flush WC, pedestal wash hand basin.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Radiator, stairs leading to second floor.

##### BEDROOM 1

2.81m x 3.3m (9'2" x 10'9" )  
Radiator, central heating hot water cylinder.

##### BEDROOM 2

3.33m x 2.73m (10'11" x 8'11" )  
Radiator, wardrobe.

##### BATHROOM

Three piece white suite, comprising of a low flush WC, pedestal wash hand basin, panelled bath with shower over and glass shower screen, part tiled walls, chrome heated towel rail.

#### SECOND FLOOR ACCOMODATION

##### BEDROOM 3

3.01m max x 3.31m max (9'10" max x 10'10" max )  
Radiator, Velux skylight.

##### BEDROOM 4

3.14m max x 3.26m max (10'3" max x 10'8" max)  
Radiator, Velux skylight.

##### OUTSIDE

Externally, the property enjoys a well-presented rear garden that is partially paved and laid to lawn, offering stunning views over the Yorkshire Wolds, perfect for relaxing or entertaining. To the front, there is a gravelled area providing off-street parking for two vehicles, along with a shared driveway giving access to the rear garden.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains electric, mains drainage, air source heat pump.

##### APPLIANCES

No appliances were 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 |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (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>                                   |  | 60                         |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>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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