

CLUBLEYS



The Stables, Meltonby,  
York, YO42 1PN

TO LET £1,300 Per Calendar Month



We are delighted to offer to the rental market this deceptive single storey barn conversion. Situated in the village of Meltonby only 2.5 miles from Pocklington.

Features include entrance hall, sitting room with open fire, fitted kitchen, dining room, utility, three bedrooms, family bathroom. Enclosed courtyard with under cover parking for several cars.

Holding Deposit £300

Deposit £1500

EPC "D"

Council Tax Band "C"

RENT £1,300 Per Calendar Month | DEPOSIT £1,500 | AVAILABLE FROM  
10th July 2026

East Riding BAND: C

From Pocklington Town Centre, take the Bishop Wilton Road, turning left off the Mile where Meltonby is signposted. Proceed down this road for approximately 1 ½ miles and on entering the village the property set back on the right hand side.

## DIRECTIONS

On leaving the Pocklington office proceed down The Mile taking the first left sign posted Meltonby. The property is located before the "T" junction on the right hand side behind Fairview Farm House.

## THE ACCOMMODATION COMPRISES;

### ENTRANCE HALL

1.60 x 3.93 (5'3" x 12'11")

Radiator, airing cupboard housing hot water cylinder and oil fired central heating boiler.

### KITCHEN

2.44 x 3.08 (8'0" x 10'1")

Fitted with a range of beech effect wall and floor cupboards with working surfaces, electric oven & hob with extractor fan over, built in fridge, tiled flooring.

### UTILITY

1.52 x 2.46 (5'0" x 8'1")

Fitted with a range of beech effect wall and floor units, part tiled, work surfaces, plumbing for automatic washing machine, vent for tumble dryer and velux window.

### DINING ROOM

4.74 x 2.22 (15'7" x 7'3")

Radiator.

### SITTING ROOM

4.32 x 4.75 (14'2" x 15'7")

Brick open fireplace and radiator.

### BEDROOM ONE

4.75 x 3.24 (15'7" x 10'8")

Radiator.

### BEDROOM TWO

3.60 x 2.69 (11'10" x 8'10")

Radiator

### BEDROOM THREE

3.60 x 2.15 (11'10" x 7'1")

Radiator.

## BATHROOM

Fitted suite comprising panelled bath with electric shower and side screen, low level WC, pedestal wash hand basin and fitted bathroom cabinet.

## OUTSIDE

There is a courtyard area to the front of the property giving ample parking for several cars, Three bay car port .

## 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: 0303 303 0030

## 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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

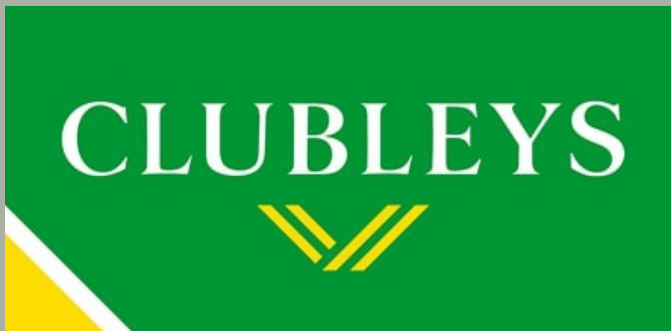
## REFERENCES


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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) <b>A</b>                          |  |   | <b>93</b> |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  |   |           |
| (55-68) <b>D</b>                            |  | <b>56</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>                  |  | 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

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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.