



25, Sands Lane,
Holme On Spalding Moor, YO43 4HJ
TO LET £950 Per Calendar Month



This well-presented and spacious three-bedroom detached bungalow is ideally located in a peaceful, non-estate setting on the outskirts of the village. The accommodation briefly comprises: welcoming entrance hall, a recently updated dining kitchen, comfortable sitting room, bright conservatory, three well-proportioned bedrooms, cloakroom, and a family bathroom. Externally, the property benefits from a concrete driveway providing ample off-road parking and leading to a single garage. The front garden is mainly laid to lawn with attractive flower borders, while the rear offers a fully enclosed lawned garden with a paved patio area, enjoying a good degree of privacy thanks to mature conifer hedging.

A deposit of £1090 will be required. A holding deposit of £215 is required.

East Riding of Yorkshire Band: C

RENT £950 Per Calendar Month | DEPOSIT £1,090 | AVAILABLE FROM
East Riding Of Yorkshire Council BAND: C



Holme On Spalding Moor is a popular village having an excellent community spirit and activities available to suit all ages. The village has 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 ACCOMMODATION COMPRISES

ENTRANCE HALL

Entrance door, night storage heater, power points, telephone point, large fitted cupboard, large walk in shelved airing cupboard housing hot water cylinder and access to loft.

DINING KITCHEN

4.07 x 3.37 (13'4" x 11'1")

Fitted wall and floor units incorporating electric oven and hob with cooker hood over, one and half bowl stainless steel sink unit, work surfaces, partially tiled walls, night storage heater, tiled floor. Plumbed for automatic washing machine, TV aerial outlet and power points.

SITTING ROOM

5.37 x 3.67 (17'7" x 12'0")

Stone fireplace and flagged hearth with matching display stand to side, night storage heater, four wall light points, TV aerial point and power points.

CLOAKROOM

Coloured suite comprising low flush WC, hand basin with tiled splash back.

BATHROOM

White suite comprising panelled bath, separate shower cubicle, pedestal hand basin. Half tiled walls, fluorescent light, electric wall heater and extractor fan.

BEDROOM ONE

3.39 x 3.12 plus wardrobes (11'1" x 10'3" plus wardrobes)

Fitted wardrobes with cupboards over, night storage heater, power points and telephone point.

BEDROOM TWO

3.39 x 3.13 (11'1" x 10'3")

Night storage heater, power points.

BEDROOM THREE

3.49 x 2.65 (11'5" x 8'8")

Night storage heater, power points.

CONSERVATORY

4.13 x 2.80 (13'7" x 9'2")

Wall light point, power points, telephone point, TV aerial outlet, french doors to rear garden.

OUTSIDE

GARDENS

To the front of the property is a lawned garden with flower borders, to the rear is a fully enclosed lawned garden with paved patio area which has a conifer hedge to perimeter.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

DEPOSIT AND REFERENCES

A deposit will be required, the amount is stated in the main property description.

We use Homelet to obtain tenants/s references.

HOLDING DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.





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	51	51
(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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