

CLUBLEYS



16, Eastwold,  
North Newbald, YO43 4TQ  
TO LET £575



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Discover a spacious one-bedroom first-floor flat nestled within a tranquil cul-de-sac in the desirable village of North Newbald. This accommodation features an entrance hall, landing, newly fitted kitchen, a bright dual-aspect sitting room, a well appointed double bedroom, and a modern bathroom complete with a step-in shower cubicle and panelled bath. Additionally, the property offers the convenience of one allocated parking space situated at the front.

A deposit of £660 will be required. A holding deposit of £130 will be required to secure the property.

East Riding of Yorkshire Council Band B.

RENT £575 | DEPOSIT £660 | AVAILABLE FROM 1st August 2025  
East Riding Of Yorkshire Council BAND: B

rightmove

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

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North Newbald has a selection of facilities including a Church and village hall, a primary school and 2 public houses, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

PVC Front entrance door, electric radiator, stairs leading to first floor.

##### LANDING

Electric radiator, ceiling coving.

##### KITCHEN

3.917m x 1.788m (12'10" x 5'10")

Fitted with a range of wall and base units comprising complimentary worksurfaces, stainless steel sink and drainer unit, four ring induction hob with stainless steel extractor hood. Eye level electric oven, plumbing for automatic washing machine, space for fridge freezer, electric radiator, ceiling coving.

##### SITTING ROOM

5.362m x 3.348m (17'7" x 10'11")

Dual aspect sitting room, ceiling coving, electric radiator.

##### BEDROOM ONE

3.695m x 2.859m (12'1" x 9'4")

Fitted cupboard housing hot water cylinder, fitted cupboard, electric radiator.

##### BATHROOM

Four piece white suite comprising step in shower cubicle, panelled bath with mixer taps, low flush WC and wash hand basin set in vanity unit. Extractor fan, electric towel radiator.

##### OUTSIDE

One allocated parking space.

##### ADDITIONAL INFORMATION

The garage is not included.

##### SERVICES

Mains electricity, drainage and water.

##### 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, EE 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			67
(39-54) E	46		
(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: 0844 4727000

## 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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