

CLUBLEYS



Engwell, Back Lane,
York, YO42 4EW
TO LET £1,500 Per Month



****AVAILABLE NOW****

Located in a non estate position on the edge of Barmby Moor, with open views.
3 bedrooms, brand new kitchen and dining area, large living room, utility, wc and garage.
Ample off street parking and lawned garden to rear

Holding Deposit £340

Deposit £1730

EPC "D"

Council Tax Band "D"

RENT £1,500 Per Month | DEPOSIT £1,730 | AVAILABLE FROM 10th April
2026

ERYC BAND: D

rightmove 

www.clubleys.com

ZOOPLA



ENTRANCE PORCH

UPVC door and windows, tiled floor

ENTRANCE HALL

Stairs to first floor accommodation, dado rail, radiator and under stairs cupboard.

LIVING ROOM

5.44 x 4.55 (17'10" x 14'11")

South easterly facing living room with UPVC window and open views. Fitted carpet, radiator and electric fire.

KITCHEN/DINER

7.4 x 3.0 (24'3" x 9'10")

Brand new kitchen with oven, hob and extractor, stainless steel sink unit with mixer tap, 2 UPVC windows to rear of property and radiators.

UTILITY ROOM

2.61 x 3.36 (8'6" x 11'0")

UPVC door and window to side of property, personal door to garage. Plumbing for washing machine and dishwasher. Radiator

CLOAKROOM/WC

1.47 x 0.85 (4'9" x 2'9")

UPVC window to the side of the property, low level wc, wash hand basin, radiator.

LANDING

UPVC window to side of the property, access to loft, fitted carpet.

BEDROOM 1

4.56 x 3.65 (14'11" x 11'11")

UPVC Window to the front of the property with open views, a range of fitted wardrobes, dressing table and bedside drawers. Radiator and fitted carpet.

BEDROOM 2

3.05 x 3.95 (10'0" x 12'11")

UPVC Window to the rear of the property, fitted wardrobes, radiator and fitted carpet.

BEDROOM 3

3.63 x 3.03 (11'10" x 9'11")

UPVC Window to the rear of the property, radiator and fitted carpet.

SHOWER ROOM

1.67 x 2.38 (5'5" x 7'9")

Large walk in shower, hand basin in vanity unit, towel rail and UPVC window to rear of the property.

WC

0.78 x 1.66 (2'6" x 5'5")

low level wc, tiled flooring and UPVC window to rear of the property.

GARAGE

Large garage with power and light, rear personal door giving access to utility room.

REAR OF PROPERTY

Fenced boundary, lawn and patio area. There is an outside tap and security light

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.

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: 0330 303 0030

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH
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.