

CLUBLEYS



2, Church Row,
Ellerton, YO42 4PD

TO LET £550 Per Calendar Month



Two bedroomed cottage located close in this pleasant rural village location of Ellerton midway between the Market towns of Pocklington and Howden with good links to the M62 motorway affording excellent access for commuting to the Cities of Leeds, Hull and Sheffield.

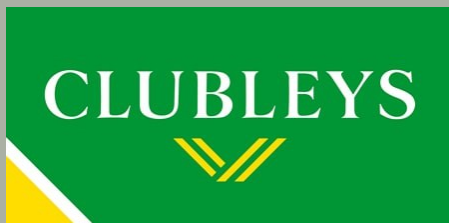
Holding deposit £125

Deposit £630

EPC "TBC"

Council Tax Band "A"

RENT £550 Per Calendar Month | DEPOSIT £630 | AVAILABLE FROM 16th
January 2026
ERYC BAND: A



SITTING ROOM

4.23 x 3.85 (13'11" x 12'8")

Stairs to first floor accommodation, double glazed front door, night storage heater, log burning stove.

KITCHEN

4.18M x 1.61M (13'9"M x 5'3"M)

Fitted wall and base units, stainless steel sink and drainer unit with mixer tap, electric oven, extractor fan, tiled flooring.

DINING ROOM

2.58 x 2.52 (8'6" x 8'3")

Velux window, night storage heater.

CLOAKROOM/WC

WC and wash hand basin.

UTILITY ROOM

Plumbing for washing machine, stainless steel sink and drainer unit, double glazed window to rear.

LANDING

BEDROOM 1

2.57 x 3.32 (8'5" x 10'11")

Double glazed window to the front, night storage heater.

BEDROOM 2

2.04 x 2.97(max) (6'8" x 9'9"(max))

Double glazed window to the rear, night storage heater.

BATHROOM

Bath with shower over, low flush WC, pedestal wash hand basin, opaque double glazed window to the rear.

OUTSIDE

The property enjoys a cottage garden to front. To the rear is a low maintenance gravelled garden. A communal parking area is also available to the rear of the property.

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

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



CLUBLEYS



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		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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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