

CLUBLEYS



10, Jubilee Close,
Shiptonthorpe, YO43 3QR
TO LET £725 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

Nestled in the heart of the picturesque Shiptonthorpe village, this delightful two-bedroom end of terrace house is now available. This residence boasts a spacious sitting room, a dining kitchen and convenient cloakroom on the ground floor. Upstairs, you'll find two comfortable bedrooms and a modern bathroom. Step outside to find a decked area leading to an artificial patch of grass. Beyond, a paved patio area perfect for the summer evenings. With a paved driveway at the front of the property, you'll have easy access to the single garage.

A deposit of £830 is required. A holding deposit of £160 is required to secure the property.

Council Tax Band: B EPC Rating: C.

RENT £725 Per Calendar Month | DEPOSIT £830 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: B

rightmove 

www.clubleys.com

ZOOPLC



Shiptonthorpe has a small selection of village amenities including a bowling club, a chapel, a church, garage which is open 24 hours with a mini-supermarket, a Garden Centre with a cafe, and a Indian Restaurant. Ideally located on the A1079 for access into Market Weighton and Pocklington for a wider variety of facilities, and is also handy for access into Hull and York and the M62 motorway network

LOCATION

Shiptonthorpe has a small selection of village amenities including a bowling club, a chapel, a church, garage which is open 24 hours with a mini-supermarket, a Garden Centre with a cafe, and a Indian Restaurant. Ideally located on the A1079 for access into Market Weighton and Pocklington for a wider variety of facilities, and is also handy for access into Hull and York and the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator and stairs to the first floor

SITTING ROOM

3.81m x 3.23m max (12'5" x 10'7" max)

Radiator, coved ceiling and modern recessed electric fire.

DINING KITCHEN

4.27 x 3.439 max (14'0" x 11'3" max)

Range of wall and floor units having complementary work surfaces incorporating stainless steel electric oven, gas four ring hob with hood over and one and a half bowl sink unit. Partially tiled walls, recessed ceiling lights, gas fired central heating boiler and French doors to the rear garden.

CLOAKROOM

White suite comprising low flush WC and hand basin. Radiator

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

4.27m x 2.34m (14'0" x 7'8")

Radiator, coved ceiling, telephone point and TV aerial outlet.

BEDROOM TWO

Radiator, coved ceiling. Storage cupboard.

BATHROOM

Modern white suite comprising low flush, pedestal wash hand basin and P shaped bath with shower and shower screen over. Radiator, recessed lights, extractor fan, tiled walls and floor.

OUTSIDE

Step outside to find a decked area leading to an artificial patch of grass. Beyond, a paved patio area perfect for the summer evenings. With a paved driveway at the front of the property, you'll have easy access to the single garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the Agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(55-68) D			
(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: 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

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430874000
mw@clubleys.com
www.clubleys.com

ZOOPLC