

CLUBLEYS



Ivy House, Goodmanham,
York, YO43 3JD
TO LET £1,200 Per Month



Set in one of the most sought-after Wolds villages, this charming detached three-bedroom home enjoys an enviable position in the heart of the village, with stunning views overlooking the church to the front and open fields to the rear. Offering spacious and versatile accommodation throughout, the property features three reception rooms including a study, a generous lounge, a living room with dining area, and a fitted kitchen ideal for both family living and entertaining. The main bedroom benefits from its own en-suite, while upstairs offers two further bedrooms and a family bathroom. Outside, the impressive rear garden enjoys a raised seating area leading onto a mainly lawned garden with hedge boundaries and beautiful countryside views, creating a peaceful and private setting. To the front, the lawned garden and mature hedging provide further privacy, while a side driveway offers ample parking and leads to the garage. A wonderful opportunity to enjoy village living in an exceptional location.

A holding deposit of £270.00 is required to secure the property and a deposit of £1,380.00 is required. East Riding of Yorkshire Council Band: E.

RENT £1,200 Per Month | DEPOSIT £1,380 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: E

rightmove 

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ZOOPLA

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and Filling Station, Schools, Public Houses, Library, Sports facilities and a Doctors' Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, storage cupboard under the stairs, laminate flooring, radiator, stairs leading to first floor.

OFFICE

2.10 x 2.26 (6'10" x 7'4")
Radiator.

KITCHEN

2.68 x 3.14 (8'9" x 10'3")
Fitted with a range of wall and base units comprising of work surfaces, 1.5 bowl ceramic sink, eye level oven and microwave, induction hob with extractor hood over, integrated fridge, vertical radiator, tiled flooring.

SITTING ROOM

5.39 x 3.39 (17'8" x 11'1")
Two radiators, TV point, open fire with marble surround, double doors to Dining Area, ceiling coving.

DINING/LIVING ROOM

7.45 x 2.93 (24'5" x 9'7")
Two radiators, ceiling coving, wall lighting, patio doors leading to garden.

BEDROOM 1

3.44 x 3.21 (11'3" x 10'6")
Radiator, ceiling coving, fitted cupboard.

ENSUITE

0.98 x 1.63 (3'2" x 5'4")
Three piece white suite comprising of a step in shower cubicle, pedestal wash hand basin, low flush WC, chrome heated towel rail, recessed ceiling lights, fully tiled walls and floor.

WALKWAY

Doors providing access to the front and rear, access to the boiler with floor standing oil boiler with tiled floor, access to WC, low flush toilet, tiled floor.

LANDING

Radiator.

BEDROOM 2

4.12 x 3.11 (13'6" x 10'2")
Radiator, fitted wardrobes, airing cupboard housing a hot water cylinder.

BEDROOM 3

4.11 x 2.82 (13'5" x 9'3")
Radiator, fitted cupboard.

BATHROOM

2.04 x 2.78 (6'8" x 9'1")
Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low flush WC, heated towel radiator, part tiled walls, tiled floor, extractor fan, radiator.

GARAGE

5.12 x 2.86 (16'9" x 9'4")
Up and over door, power and lighting.

ADDITIONAL INFORMATION

This property has recently been renamed to Ivy House, formerly known as Dunelm, and signage/address updates are still in progress.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

MATERIAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 1800 Mbps available at this postcode. Mobile phone coverage for voice calls have limited coverage from O2, EE, Three & Vodaphone. The checker results are predictions and should not be regarded as guaranteed.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	43
(21-38) F	
(1-20) G	54
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

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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.