

CLUBLEYS



25, Monkton Rise,  
York, YO43 4RX  
TO LET £1,100 PCM



Nestled in the charming village of South Newbald, this beautifully presented four-bedroom detached home offers spacious and elegant accommodation throughout. A welcoming hallway leads to a bright sitting room accessed via double French doors, and continues through to a generous kitchen diner, perfect for modern family living. To the first floor are three double bedrooms, one single bedroom, and a contemporary family bathroom. Externally, the rear garden is attractively paved for low maintenance living and is framed with established shrub borders, creating a private and pleasant outdoor retreat.

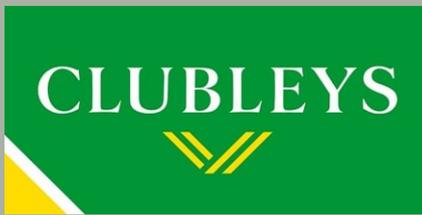
A deposit of £1250 will be required. A holding deposit of £250 will be required. East Riding of Yorkshire Council Band D.

RENT £1,100 PCM | DEPOSIT £1,250 | AVAILABLE FROM  
East Riding of Yorkshire BAND: D

rightmove 

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

ZOOPLA



South 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.

postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

#### THE ACCOMMODATION COMPRISES

##### ENTERANCE HALL

Under stairs cupboard, radiator.

##### SITTING ROOM

Two radiators

##### KITCHEN DINER

Fitted with range of wall and base units comprising work surfaces, stainless steel sink and drainer unit, four ring electric hob with extractor hood over, electric oven. Partially tiled walls, tiled flooring, two radiators.

#### FIRST FLOOR ACCOMODATION

##### BEDROOM

Radiator

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Radiator

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Radiator

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Radiator

##### BATHROOM

Three piece white suite comprising panelled bath with shower over, low flush WC, wall hung wash hand basin. Part tiled walls, chrome heated ladder style towel radiator, extractor fan.

##### OUTSIDE

To the rear of the property there is a paved enclosed garden area with a shrub boarder.

#### ADDITIONAL INFORMATION

##### SERVICES

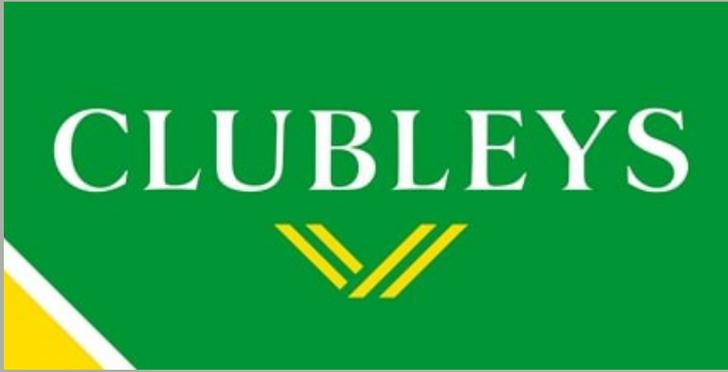
Mains water, oil, electricity and drainage.

##### APPLIANCES

##### Material Information

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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