

Your home may be repossessed if you do not keep up repayments on your mortgage.

BOND & TENANCY AGREEMENT

A bond will be required and tenants are responsible for fees incurred for drawing up the tenancy agreement.

OBTAINING REFERENCES

We use Homelet and tenants are responsible for the cost of obtaining references through this service.

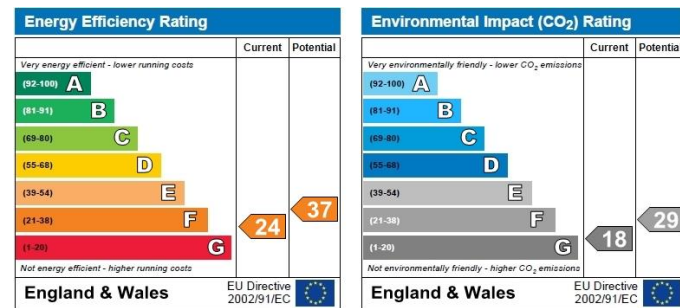
CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy

DEPOSIT PROTECTION SCHEME

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



Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Pear Tree Cottage,
Meltonby, YO42 1PN
£875 Per month



Chris Clubley & Co. Ltd. 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 as to their accuracy. No person in the employment of Chris Clubley & Co. Ltd. has the authority to make or give any representation or warranty in relation to the property.



www.chrisclubley.co.uk

Branches at: Pocklington, Market Weighton & Brough

TO LET ON ASSURED SHORTHOLD TENANCY AGREEMENT FOR SIX MONTHS.

Please note that the prospective tenant is responsible for referencing fees through 'HomeLet' and fees for the tenancy agreement. A 3 bedroomed detached cottage situated in the village of Meltonby, approximately 2 miles from Pocklington. Meltonby is a small village located at the foothills of the Wolds. The accommodation comprises, Entrance Porch, Sitting Room with raised Study area and Inglenook Fireplace, Dining Room with open fireplace, Kitchen, Utility, 3 Bedrooms and Bathroom. Oil fired central heating. Part UPVC windows. Single Garage with additional parking space. Outbuilding. Gardens to the front side and rear. Bond required £1025. No smokers

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Pear Tree Cottage, Meltonby, YO42 1PN

DESCRIPTION

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No smokers

LOCATION

From Pocklington Town Centre, take the Bishop Wilton Road, turning left off the Mile where Meltonby is signposted. Proceed down this road for approximately 1 ½ miles and on entering the village the property is the second on the right hand side after the Meltonby village sign.

THE ACCOMMODATION COMPRISES ENTRANCE PORCH

DINING ROOM

Open fire set in stone fireplace, TV aerial point, power points, radiator, central heating thermostat, open staircase, beamed ceiling.

SITTING ROOM

Brick Inglenook open fireplace with beam over, radiator, power points raised study area, beamed ceiling.

KITCHEN

Recently fitted with oak wall and floor units, electric oven with extractor over, part tiles, tiled floor, door to rear.

BATHROOM

Recently fitted white bathroom suite, comprising panelled bath with electric shower over and shower screen, pedestal wash hand basin, low flush WC, extractor fan, mirror vanity cabinet, radiator.

UTILITY ROOM

Oil fired boiler, Belfast sink, plumbed for an automatic washing machine, door to rear

LANDING

Stained wood floor

BEDROOM 1

Stained wood floor, radiator, power points, storage cupboard, eves storage space.

BEDROOM 2

Fitted cupboard with hanging space, radiator, power points.

BEDROOM 3

Airing cupboard, housing hot water cylinder and immersion heater, power points, radiator

OUTSIDE

There are lawned gardens to the front and side of the property. The shared driveway leads to the rear of Pear Tree Cottage where there is a parking area and single garage with up and over door. Rear patio area. Outbuilding/Coal store housing oil tank.

LOCAL AUTHORITY

Council Tax Band 'D' by oral enquiry

GENERAL INFORMATION

The Landlord of this property is an employee of Chris Clubley

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority. We don't normally charge a broker fee; however should a fee be charged it will typically be £199, payable on completion. The precise amount will depend on your circumstances.

