



TO LET

Calley Barn  
The Green  
Barmby Moor  
YO42 4EY



AVAILABLE NOW - A 2 bedroomed detached barn conversion overlooking the village green. Entrance Lobby, Inner Hall, Kitchen, Sitting Room, Bathroom, 2 Bedrooms, WC. Gas fired central heating. Off street parking for one car. Enclosed low maintenance garden. Not suitable for pets or smokers EPC C

TO LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FOR 6 OR 12 MONTHS INITIALLY

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RENT £625 Per calendar month | DEPOSIT £720 | HOLDING DEPOSIT  
£140

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## ROOM MEASUREMENTS

Entrance Lobby	
Fitted Kitchen	2.95m x 2.32m
Bathroom	
Sitting Room	4.22m x 3.91m
Landing	
Bedroom	4.21m x 2.93m
Bedroom	2.93m x 4.20m

All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## 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 would be refunded.



## REFERENCING

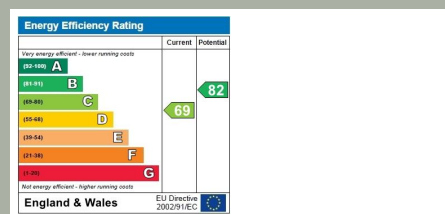
We use Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019

## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday to Friday &  
9 am to 3 pm Saturday



Chartered Surveyors  
Estate Agents Lettings  
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