



THE LOCATION

From our Pocklington Office, proceed out of Pocklington with the Grammar School on your right, straight on at the roundabout, proceed through the village of Allerthorpe, towards Melbourne. Take the first right sign posted Thornton, through the village and take a right sign posted Warren Farm Cottages.

THE PROPERTY

Available end of March

A spacious, newly decorated, 3 bedroomed barn conversion with a good sized garden situated in the small hamlet of Waplington. Entrance Hall, Cloakroom, Lounge, Gallery Kitchen, Dining Room, Rear Entrance/Study, 3 Bedrooms and family Bathroom. Garden, Courtyard Parking. No Smokers. Pets considered. £1100 Bond Required. Viewing highly recommended

TO LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FOR SIX MONTHS INITIALLY. Please note that the prospective tenant is responsible for referencing fees through 'HomeLet', and legal fees for the tenancy agreement.



ENTRANCE HALL

Leading in from a UPVC double glazed front entrance door.

CLOAKROOM/WC 6'4" x 4'6" (1.92m x 1.36m)

With vinyl flooring, wc and wash hand basin.

LOUNGE 15'3" max x 12'1" (4.65m max x 3.68m)

Feature open fireplace, radiator, carpet flooring, double glazed windows to front and rear.

GALLERY KITCHEN 14'8" x 7'4" (4.47m x 2.24m)

Bespoke country style fitted kitchen with wall and floor units, stainless steel sink unit with mixer tap, radiator, double glazed window to front, Worcester LPG boiler.

REAR ENTRANCE/STUDY 16'4" x 4'9" (4.99m x 1.45m)

Double radiator, rear external door, 2 wall light points

DINING ROOM 13'5" into recess x 15'11" into recess (4.09m into recess x 4.85m into recess)

Feature range, 2 x double glazed windows to rear
Stairs leading to first floor accommodation

LANDING

Carpet flooring

BEDROOM TWO 13'0" x 9'0" into recess (3.95m x 2.74m into recess)

Double glazed window to rear, radiator and carpet flooring.

BEDROOM THREE 9'9" x 9'7" (2.96m x 2.93m)

Double glazed window to rear, radiator and carpet flooring.

FAMILY BATHROOM 11'5" x 4'4" (3.48m x 1.33m)

Suite comprising bath, pedestal hand basin, low flush WC, double glazed window to rear

INNER LANDING

Access to loft

MASTER BEDROOM 17'0" into recess x 12'2" (5.17m into recess x 3.71m)

Double glazed window to front, radiator,
Walk-in Shower
Separate WC

OUTSIDE

Garden to rear. Parking

ADDITIONAL NOTE

N.B. Please note the landlords will charge the tenant £80 per month for the gas. Any overpayment will be refunded as necessary depending on usage

VIEWING

By appointment with the agent.

OPENING HOURS

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

BOND AND TENANCY AGREEMENT FEES

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 agreement.

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





CLUBLEYS

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