

CLUBLEYS



23, Briarsfield,  
York, YO42 4HN

TO LET £995 Per Calendar Month



Situated in the popular village of Barmby Moor, this semi-detached home offers generous accommodation throughout. The property briefly comprises a living room, kitchen, three bedrooms and a family bathroom. Outside, there are gardens to the front and rear, along with the added benefit of a garage and outside store.

Holding Deposit £225

Deposit £1145

EPC "TBC"

Council Tax Band "C"

RENT £995 Per Calendar Month | DEPOSIT £1,145 | AVAILABLE FROM  
22nd May 2026

East Riding of Yorkshire BAND: C



## ENTRANCE HALL

Entered via a UPVC front entrance door, having stairs to the first floor accommodation, under stairs cupboard, and further cloaks cupboard.

## LIVING ROOM

Double glazed windows to the front and rear elevation, two radiators, coving to the ceiling, and TV.

## KITCHEN

2.41m x 2.36m (7'10" x 7'8" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, oven with extractor hood above, Ideal combi boiler, UPVC side door, and double glazed window to the rear elevation.

## LANDING

Access to the loft.

## BEDROOM ONE

3.48m x 3.24m (11'5" x 10'7" )

Double glazed window to the front elevation, and a radiator.

## BEDROOM TWO

3.93m max x 3.28m (12'10" max x 10'9" )

Double glazed window to the rear elevation, and a radiator.

## BEDROOM THREE

2.59m x 2.54m max (8'5" x 8'3" max )

Double glazed window to the front elevation, radiator, and cupboard with shelving.

## BATHROOM

Fitted suite comprising P shaped bath with shower over, pedestal hand basin, low flush WC, chrome ladder style radiator, and two opaque double glazed windows to the rear elevation.

## OUTSIDE

Enclosed rear garden, which is mainly laid to lawn. Gravelled driveway to the front of the property.

## OUTSIDE UTILITY

1.66m x 3.59m (5'5" x 11'9" )

Having a stainless steel sink unit, fridge/freezer, having power and light.

## GARAGE

5.0m x 2.95m (16'4" x 9'8" )

Having up and over door, with vehicle inspection pit, power and light.

## ADDITIONAL INFORMATION

### DEPOSIT PROTECTION SCHEME

A 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 303 0030

### 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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

### REFERENCES

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



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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#### 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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pocklington@clubleys.com  
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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.