

CLUBLEYS



6, Pickering Park,
Drifffield, YO25 9TY
TO LET £900 Per Month



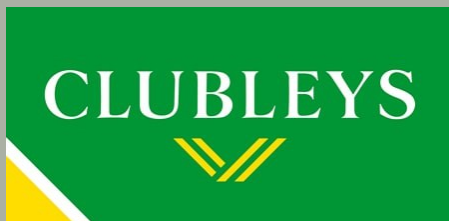
Situated on a quiet residential street in the heart of the Yorkshire Wolds, this well-presented two-bedroom dormer bungalow offers off-road parking, a versatile garage/studio space with power and lighting, and spacious accommodation throughout. Originally a bungalow and thoughtfully converted into a dormer in 2017, the property provides flexible living space comprising an entrance hall, fitted kitchen, comfortable sitting room, separate dining room, home office with patio doors opening onto the rear garden, and a ground-floor shower room. To the first floor are two well-proportioned bedrooms and a family bathroom. Outside, the low-maintenance rear garden is predominantly paved with an attractive raised flower and shrub border, while side access leads to the garage, which has been fully equipped for use as a studio, workspace or hobby room. Combining village tranquillity with practical living, this attractive home is ideal for tenants seeking space, flexibility and a peaceful setting.

A holding deposit is required of £200. A deposit is required of £1030.

East Riding of Yorkshire Council Band: B.

RENT £900 Per Month | DEPOSIT £1,030 | AVAILABLE FROM 14th
September 2026

East Riding of Yorkshire BAND: A



Middleton on the Wold is a most picturesque, rural village, located in a convenient location approximately 5 miles from Market Weighton and 6 Miles from Driffield and has good commuting links to the East Coast, York, Hull and the M62 motorway. The village has a highly regarded infant and junior school which also offers pre-school facilities. Further amenities associated with the village including a Post Office, a Church & Chapel, a public house, a Chinese takeaway, tennis, football, cricket, indoor and outdoor bowls clubs.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

PVC side entrance door, radiator, stairs leading to first floor.

KITCHEN

2.10m x 2.9m (6'10" x 9'6")

Fitted with a range of wall and base units comprising of stainless steel sink unit, integrated electric hob and over with extractor hood over, integrated fridge, freezer, washing machine and dishwasher, part tiled walls.

SITTING ROOM

3.57m x 5.27m (11'8" x 17'3")

Log burner set on slate hearth with wooden mantle, paneled wall, two wall lights.

DINING ROOM

3.11m x 3.41m (10'2" x 11'2")

Radiator.

OFFICE

2.27m x 2.50m (7'5" x 8'2")

Fitted cupboards, paneled wall, radiator.

SHOWER ROOM

Three piece white suite comprising of low flush WC, wash hand basin set in vanity unit, step in shower cubicle with glass screen, extractor fan, chrome towel rail.

FIRST FLOOR

LANDING

BEDROOM

5.77m x 4.10m (18'11" x 13'5")

Two skylights, radiator.

BEDROOM

2.5m x 3.8m (8'2" x 12'5")

Radiator.

BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, free standing bath, extractor fan, radiator.

GARAGE

Power and light, up and over door.

GARDEN

ADDITIONAL INFORMATION

SERVICES

Mains electric, water, drainage, oil.

APPLIANCES

No appliances have been tested by the agent.

Material Information

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

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CLUBLEYS



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

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