

CLUBLEYS



16a, Wheatlands Close,
York, YO42 2UT

TO LET £650 Per Calendar Month



A 1 bedroomed bungalow in a popular location, with open views to the rear
Electric Heating and Water bills included in monthly rental figure

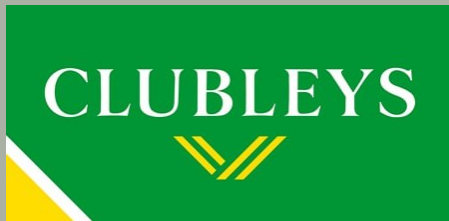
Holding Deposit £150

Deposit £750

EPC "D"

Council Tax Band "A"

RENT £650 Per Calendar Month | DEPOSIT £750 | AVAILABLE FROM 28th
February 2025
ERYC BAND: A



ENTRANCE HALL

UPVC Door, with tiled floor and UPVC window to the side of the property

LIVING ROOM

2.97 x 5.13 (9'8" x 16'9")

UPVC window to the front of the property and UPVC Patio Doors to rear, overlooking fields. Electric heating

Open plan to kitchen

KITCHEN

Wall and base units, electric oven.hob, window to rear of property

BEDROOM 1

3.26 x 3.11 (10'8" x 10'2")

UPVC window to the front of the property, carpet and electric heating

BATHROOM

Corner shower cubicle, handbasin and wc. Tiled floor and UPVC window to the rear of the property

REAR COURTYARD

Small concrete area leading from the living room with open views

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode YO42 2UT. Mobile phone coverage for voice calls is available from EE and O2, Vodafone & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.

Water Bill is included in the rental figure of £650pcm

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.

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



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

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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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