CLUBLEYS

23, Barley Avenue, York, YO42 2RW
TO LET £1,600 Per Month



A modern 4-bedroom detached home featuring a bright sitting room with electric fire and a generous kitchen/dining area. A master bedroom with en-suite, three further bedrooms and a modern family bathroom. Outside, the property benefits from an integral garage and a secure, enclosed rear garden.

Holding Deposit £365
Deposit £1845
EPC "B"
Council Tax Band "E"

RENT £1,600 Per Month | DEPOSIT £1,845 | AVAILABLE FROM 6th November 2026

ERYC BAND: E

CLUBLEYS

ENTRANCE HALL
1.96m x 4.79m (6'5" x 15'8")
Entered via a front entrance door, having a radiator, stairs to the first floor accommodation, and a door leading to the integral garage.

CLOAKROOM/WC
1.63m x 0.87m (5'4" x 2'10")
Fitted suite comprising WC, hand basin, radiator, extractor fan, and recess lighting.

SITTING ROOM
3.16m x 4.75m (10'4" x 15'7")
Double glazed window to the front elevation, electric fire, and a radiator.

KITCHEN/DINING ROOM
7.97m max x 3.15m max (26'1" max x 10'4" max)
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, four ring gas hob with extractor fan over, integrated appliances including fridge/freezer, dishwasher, and a Zanussi electric oven. Recess lighting, double glazed window to the rear elevation, and a double doors to the rear elevation.

FIRST FLOOR ACCOMODATION
Airing cupboard housing hot water cylinder, and a radiator.

BEDROOM 1
4.13m x 3.21m (13'6" x 10'6")
Fitted wardrobes, radiator, and a double glazed window to the front elevation.

ENSUITE
1.98m x 1.68m (6'5" x 5'6")
Fitted suite comprising shower cubicle, low flush WC, hand basin, chrome ladder style radiator, recess lighting, extractor fan, and a opaque double glazed window to the front elevation.

BEDROOM 2
2.61m x 4.09m (8'6" x 13'5")
Double glazed window to the front elevation, radiator, and storage cupboard.

BEDROOM 3
3.03m x 3.14m (9'11" x 10'3")
Double glazed window to the rear elevation and radiator.

BEDROOM 4
2.09m x 2.59m (6'10" x 8'5")
Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM
1.88m x 2.07m (6'2" x 6'9")
Fitted suite comprising bath with mixer tap, shower over and a side screen, low flush WC and hand basin. Radiator, extractor fan, and opaque double glazed window to the rear elevation.

GARAGE

REAR OF PROPERTY
Enclosed rear garden, laid to lawn with outside tap. EV charging point.

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

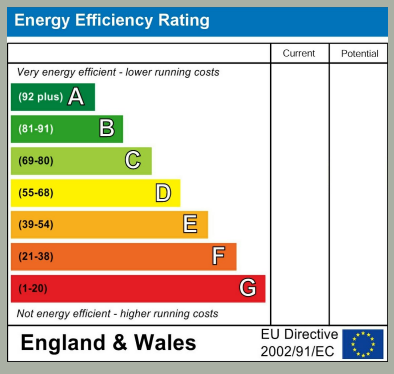




Estate Agents | Lettings Agents | Chartered Surveyors



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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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ZOOPLA

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