



## THE LOCATION

Goodmanham is a small, historic village approximately 2.5 miles away. There is a popular pub and an ancient church. The Wolds Way and the Hudson Way pass by the village. Apart from the facilities of Market Weighton, three other market towns lie within the radius of approximately 15 miles, whilst York and Hull are almost equidistant and a little further.

## THE PROPERTY

TO LET ON A MINIMUM TWELVE MONTH ASSURED SHORTHOLD TENANCY. A beautiful two bedroom barn conversion situated in a peaceful and extremely tranquil position on the edge of the Yorkshire Wolds. This characterful property has retained many original features including exposed beams and exposed brickwork along with the modern benefit of underfloor heating to all ground floor areas. The accommodation briefly comprises open plan kitchen/sitting room, cloakroom, landing and two bedrooms both with en suite shower rooms. Outside the property has a fully enclosed paved patio area and parking for several vehicles. The rent is to include borehole water, septic tank sewerage and electricity. A deposit of £1000 is



## THE ACCOMMODATION COMPRISES

### OPEN PLAN KITCHEN/SITTING ROOM

Fitted with a range of wall and floor units, incorporating one and a half bowl ceramic sink unit, plumbing for automatic washing machine, ceramic hob, electric oven, cooker hood over, TV aerial point, underfloor heating, exposed brickwork, exposed beams, tiled floor, understairs cupboard.

### CLOAKROOM

Two piece white suite comprising low flush wc, hand basin set in vanity unit, tiled floor.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Exposed brickwork, access to loft.

### BEDROOM 9'3" x 14'8" (2.82m x 4.46m)

Radiator, exposed brickwork, exposed beams.

### EN SUITE SHOWER ROOM

Three piece white suite comprising walk in shower cubicle with mains fed shower, low flush wc, hand basin set in vanity unit, heated towel rail, tiled floor, exposed brickwork.

### BEDROOM 10'4" x 14'5" (3.14m x 4.39m)

Radiator, exposed beams, exposed brickwork.

### EN SUITE SHOWER ROOM

Three piece white suite comprising walk in shower cubicle with mains fed shower, low flush wc, hand basin set in vanity unit, heated towel rail, tiled floor, exposed brickwork.

### OUTSIDE

Outside is a fully enclosed paved area with fenced boundaries, a further patio area, garden shed. Parking for several vehicles and an outside tap.

### ADDITIONAL INFORMATION

#### SERVICES

Mains electricity. Water, Sewerage and Electricity are included in the rent.

#### APPLIANCES

No appliances are tested by the Agent.

#### VIEWING

By appointment with the agent.

#### OPENING HOURS

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

Saturday

#### BOND

A bond will be required.

#### 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
(91-101)	(10-15)	(91-101)	(10-15)
<b>B</b>	<b>B</b>	(81-90)	<b>B</b>
(81-90)	(16-20)	(71-80)	<b>C</b>
<b>C</b>	<b>C</b>	(61-70)	<b>D</b>
(71-80)	(21-25)	(51-60)	<b>E</b>
<b>D</b>	<b>D</b>	(41-50)	<b>F</b>
(61-70)	(26-30)	(31-40)	<b>F</b>
<b>E</b>	<b>E</b>	(21-30)	<b>G</b>
(51-60)	(31-35)	(1-20)	<b>G</b>
<b>F</b>	<b>F</b>	(1-20)	<b>G</b>
(41-50)	(36-50)		
<b>G</b>	<b>G</b>		
(1-40)	(51-60)		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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