



## THE LOCATION

Lund is a popular and sought after Wolds village, with a church, a well regarded pub, a new village hall and a flourishing community. The village is approximately six miles from the market town of Beverley, which offers a large and varied range of amenities and facilities, 28 miles from York and 16 miles from Hull.

## THE PROPERTY

**TO LET ON AN ASSURED SHORTHOLD TENANCY.** Situated in a most sought after village location, this stunning four bedroom detached home is in immaculate order throughout. The contemporary living accommodation has an open dining kitchen and sitting room, utility room, cloakroom, lounge, study, four bedrooms, en-suite shower room and bathroom. The property is of the highest quality having a bespoke kitchen and bathroom suites. Viewing is highly recommended to appreciate this rarely available property in a quiet village location. A bond of £1400 will be required.



## GROUND FLOOR ACCOMMODATION

### ENTRANCE HALL

Front entrance door, recessed ceiling lights, staircase to first floor, wood strip flooring, under stairs cupboard.

### LOUNGE 14'8" x 11'10" (4.46m x 3.60m)

Feature fire surround, granite hearth and open grate, ceiling coving, power points, TV aerial point.

### STUDY 13'0" x 11'11" (3.97m x 3.64m)

Wood strip flooring, recessed ceiling lights, power points, telephone point, TV aerial point.

### DINING KITCHEN 17'2" x 24'6" (5.24m x 7.47m)

Hand finished wall and floor units, incorporating granite work surfaces, integral dishwasher, Range master oven with canopy over, on and a half bowl sink ceramic sink unit, recessed ceiling lights, plumbing for automatic American Style Fridge, power points, ceramic tiled floor, ceiling coving, french doors to rear garden.

### OPEN PLAN SITTING ROOM 14'3" x 13'9" (4.35m x 4.20m)

Inset pebble effect electric fire, french door to rear garden, tiled floor, recessed ceiling lights, ceiling coving, TV aerial point, power points.

### UTILITY ROOM

Matching wall and floor units, granite work surfaces, ceramic single drainer sink unit, plumbed for automatic washer, recessed ceiling lights, cup hooks, oil fired central heating boiler.

### CLOAKROOM

White suite comprising low flush wc, pedestal hand basin, tiled floor, extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

Recessed ceiling lights, ceiling coving, radiator, airing cupboard, shelved storage cupboard, access to loft, power points.

### BEDROOM ONE 15'5" x 11'9" (4.69m x 3.59m)

Recessed ceiling lights, power points, radiator.

### EN SUITE SHOWER ROOM

White suite comprising low flush wc, pedestal hand basin, step in shower cubicle, mixer shower, recessed ceiling lights, tiled walls, tiled floor, shaver point.

### BEDROOM 13'9" x 13'8" (4.19m x 4.17m)

Recessed ceiling lights, radiator, power points.

### EN SUITE SHOWER ROOM

Modern white suite comprising low flush wc, pedestal hand basin, step in shower cubicle, mains fed shower inset, tiled walls, tiled floor, recessed ceiling lights, shaver point.

### BEDROOM 13'9" x 11'5" (4.20m x 3.48m)

Radiator, power points.

### BEDROOM 16'5" x 11'9" (5.01m x 3.59m)

Radiator, recessed ceiling lights, power points.

### BATHROOM

Modern white suite comprising low flush wc, pedestal hand basin, step in shower cubicle with mains fed shower, feature corner bath, tiled floor, tiled walls, recessed ceiling lights, shaver point.

### OUTSIDE

### GARDEN

Paved patio area immediately beyond the house, with lawned garden beyond, block paved driveway. Oil tank.

### GARAGE

Electric door, side entrance door.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, electricity and drainage. telephone connection subject to renewal by British Telecom.

### APPLIANCES

No appliances have been 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



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
England & Wales		EU Directive 2002/91/EC	

  

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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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