

CLUBLEYS



The Sorting Cottage, Church Lane,
Skirlaugh, HU11 5EU
TO LET £775 Per Calendar Month



This charming character cottage has been newly renovated and is presented in excellent condition throughout, offering stylish and comfortable living in a highly sought-after village. The property features a spacious sitting room leading through to an inner hall with fitted cupboards providing ample and well-designed internal storage space, along with a convenient hallway tidy, alongside a well-appointed kitchen. There are two generous double bedrooms, one benefiting from a loft storage space with light and power, which also houses the boiler. The recently updated bathroom is finished to a modern standard and includes a double step-in shower, WC, and wash hand basin set within a vanity unit. Externally, the property enjoys a private, enclosed paved courtyard, ideal for low-maintenance outdoor living.

A deposit is required: £890. A Holding Deposit of £170 is required to secure the property.

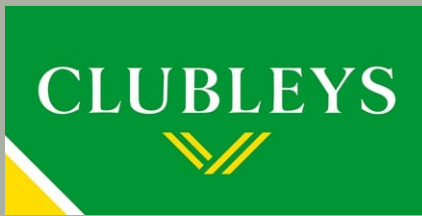
East Riding of Yorkshire Council Band: TBC

RENT £775 Per Calendar Month | DEPOSIT £890 | AVAILABLE FROM
East Riding of Yorkshire BAND:

rightmove 

www.clubleys.com

ZOOPLA



Skirlaugh is a charming and peaceful village located in the East Riding of Yorkshire, just a few miles north-east of Hull. Set within the rural Holderness countryside, it offers a perfect blend of traditional village life and modern convenience, making it particularly popular with commuters. Rich in history, the village is home to the striking St Augustine's Church, a Grade I listed landmark, and retains a strong sense of community. Surrounded by open fields and scenic landscapes, Skirlaugh provides a tranquil setting while still being within easy reach of nearby towns such as Beverley and the coast, making it an ideal place for those seeking both countryside living and accessibility.

THE ACCOMODATION COMPRISES

KITCHEN

3.66m x 3.04m (12'0" x 9'11")

Fitted with a range of wall and base units comprising of work surfaces, electric oven and hob with extractor hood over, stainless steel single sink unit, plumbed for automatic washing machine, recess ceiling lights, radiator.

SITTING ROOM

5.41m x 3.30m (17'8" x 10'9")

Sliding door leading to the kitchen, Velux roof light, recess ceiling lights, radiator.

INNER HALL

Fitted cupboards providing ample and well-designed internal storage space, hallway tidy, Velux roof light, rear entrance door, recess ceiling light, radiator.

BEDROOM

3.59m x 3.42m (11'9" x 11'2")

Radiator, access to storage area.

BEDROOM

3.08m x 3.41m (10'1" x 11'2")

Radiator

BATHROOM

Three piece white suite comprising of double step in shower, low flush WC, wash hand basin set in vanity unit, stainless steel heated towel rail, electric fan, Velux roof light.

STORAGE AREA

3.22m x 3.51 (10'6" x 11'6")

Wall mounted gas fired central heating boiler, light and power.

OUTSIDE

Enclosed paved courtyard area to the side of the property.

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.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electric and gas.

APPLIANCES

No appliances have been tested by the Agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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