

CLUBLEYS



Ashton House, Burnby,
York, YO42 1RD

TO LET £1,300 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

Tucked away on the outskirts of the picturesque rural village of Burnby, this charming three-bedroom detached cottage is surrounded by stunning open countryside. Offering uninterrupted views and a true sense of seclusion, it's an ideal retreat for those seeking peaceful, off-the-beaten-track living. The property boasts a welcoming front entrance porch, three versatile reception rooms—including a cosy sitting room with a decorative fireplace—a well-appointed kitchen, rear entrance, utility room, and ground-floor shower room. Upstairs, you'll find three comfortable bedrooms and a family bathroom. Outside is where the property truly shines, with a generous lawned garden and steps leading up to a detached garage—perfect for enjoying the tranquil surroundings.

A deposit of £1500.00 will be required. A holding deposit of £300.00 will be required to secure the property. East Riding of Yorkshire Council Band E.

RENT £1,300 Per Calendar Month | DEPOSIT £1,500 | AVAILABLE FROM 5th May 2025

rightmove 

East Riding of Yorkshire Council BAND: E
www.clubleys.com

zoopla



THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

RECEPTION ROOM

3.57m x 2.33m (11'8" x 7'7")
L Shaped room.

RECEPTION ROOM

4.40m x 3.61 into alcove and bay (14'5" x 11'10" into alcove and bay)
Tiled decorative fireplace and hearth with open grate, radiator, television point.

KITCHEN

4.674m x 3.66m (15'4" x 12'0")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, five ring gas hob with electric double oven. Recessed ceiling lights, two fitted cupboard, glass fronted display units.

SITTING ROOM

5.55m x 3.56m (18'2" x 11'8")
Tiled fireplace and hearth with open grate. Side entrance door, radiator.

SHOWER ROOM

Three piece suite comprising step in shower cubicle with electric shower, low flush WC and wash hand basin.

UTILITY ROOM

Belfast sink unit, plumbing for automatic washer.

REAR ENTRANCE

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.64m x 3.68m (11'11" x 12'0")
Fitted cupboard.

BEDROOM TWO

3.63m into wardrobes x 3.67m (11'10" into wardrobes x 12'0")
Fitted with central dressing table unit.

BEDROOM THREEE

4.22m x 3.55m (13'10" x 11'7")
Two fitted wardrobes.

BATHROOM

Four piece white suite comprising panelled bath, step in shower cubicle with electric shower, pedestal wash hand basin and low flush WC. Radiator.

OUTSIDE

Outside is where the property truly shines, with a generous lawned garden and steps leading up to a detached garage—perfect for enjoying the tranquil surroundings.

ADDITIONAL INFORMATION

This property is believed to be subject to an agricultural occupancy condition. As such, prospective tenants may need to demonstrate that they are employed, or were last employed, in agriculture or a related rural occupation.

SERVICES

Mains water, electricity, oil central heating and drainage. Please note, water is included in the rent.

APPLIANCES


No appliances have been tested by the Agent.

MATERIAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 2 Mbps is available at this postcode YO41 1RD. Mobile phone coverage for voice calls have limited coverage from Three, Vodafone and O2. The checker results are predictions and should not be regarded as guaranteed.





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

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

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430874000
mw@clubleys.com
www.clubleys.com

zoopla

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.