

CLUBLEYS



The Cottage, Main Street,
Low Catton, YO41 1EA
TO LET £1,750 Per Calendar Month



CHARACTER COTTAGE IN A SOUGHT AFTER VILLAGE!

Clubleys are delighted to offer to the rental market this character cottage located in the highly sought after village of Low Catton.

The ground floor accommodation comprises a welcoming entrance hall leading to an impressive open plan living kitchen with windows and bi folding doors allowing plenty of natural light throughout. There is also a snug with a multi fuel burner, WC and a utility/store. To the first floor lies three double bedrooms, the master benefiting a Juliet door overlooking the rear garden and an en suite shower. The family bathroom has benefit of both a bath and separate step in shower.

Externally the property offers ample off road parking and a private rear lawned garden with mature shrub borders and a paved patio seating area. To the end of the garden includes a potting shed, greenhouse, barn and stable attached to a small paddock.

Available June 2024. Deposit required £2,019. Holding deposit £403.

RENT £1,750 Per Calendar Month | DEPOSIT £2,019 | AVAILABLE FROM
12th June 2024

East Riding of Yorkshire Council BAND: E



GROUND FLOOR

ENTRANCE HALL

3.85M x 3.52M MAX (12'8"M x 11'7"M MAX)
Front and side entrance doors and windows.
Flagstone flooring with under floor heating.

SNUG

3.79M x 3.60M (12'5"M x 11'10"M)
Window to front.
Multi fuel burner, flagstone flooring with under floor heating.

OPEN PLAN LIVING KITCHEN

8.09M MAX x 4.98M MAX (26'7"M MAX x 16'4"M MAX)
Window and bi-folding doors to rear. Bay window to side.
Kitchen fitted with wall and floor units comprising granite work surfaces, a Belfast sink unit, integrated double oven space for fridge/freezer and Aga.
Storage cupboard, flagstone flooring with under floor heating.

REAR ENTRANCE

1.85M x 1.28M (6'1"M x 4'2"M)
Door to side.
Fitted cupboards.

WC

2.65M x 2.22M (8'8"M x 7'3"M)
Low flush WC and wash hand basin, hot water cylinder, storage cupboards.

UTILITY/STORE

4.11 x 2.58 (13'6" x 8'6")
Window and door to side.
Space for washing machine.

FIRST FLOOR

LANDING

Window to rear.
Radiator.

MASTER BEDROOM

3.82M x 3.36M (12'6"M x 11'0"M)
Juliet door to rear, window to side.
Dressing area with hanging rails, radiator.

EN SUITE SHOWER ROOM

1.68M x 1.54M (5'6"M x 5'1"M)
Suite comprising step in shower, low flush WC and wash hand basin. Anthracite heated towel rail, part tiled walls, tiled floor, extractor fan.

BEDROOM TWO

3.89M x 3.57M (12'9"M x 11'9"M)
2x windows to front.
Storage cupboard, radiator.

BEDROOM THREE

3.93M MAX x 3.49M MAX (12'11"M MAX x 11'5"M MAX)
Window to front.
Radiator.

FAMILY BATHROOM

2.77M x 2.60M (9'1"M x 8'6"M)
Opaque window to rear.
Suite comprising bath, step in shower, pedestal hand basin and low flush WC. Part tiled, chrome heated towel rail, extractor fan.

OUTSIDE

To the front of the property is a lawned garden and ample off road parking. To the rear of the property there is a paved patio area immediately beyond the property, leading on to a cottage style garden which is mainly laid to lawn with mature shrub borders. To the end of the garden includes a potting shed, greenhouse, barn and stable attached to a small paddock.

ADDITIONAL INFORMATION

Please note the property is serviced by a septic tank, which will require emptying periodically at the expense of the tenants.

DEPOSIT & REFERENCES

A deposit will be required, the amount is stated in the main property description.

We use Rightmove to obtain tenant/s references.

HOLDING DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.

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Estate Agents | Lettings Agents | Chartered Surveyors



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: 0844 4727000

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Chartered Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

8 The Square, Stamford Bridge, York, YO41 1AF
 01759 373709
 sb@clubleys.com
 www.clubleys.com



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