

CLUBLEYS



3, Cottage Gardens,  
Gate Helmsley, YO41 1QT  
TO LET £1,495 Per Calendar Month



AVAILABLE NOW

Set in a ideal village location with close proximity to the city of York, we offer this FOUR bedroom DETACHED property.

The ground floor accommodation briefly comprises an entrance hall, dining room, sitting room, kitchen, utility room and WC. Upstairs lies a master bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally the property does not disappoint offering a driveway with off road parking leading to the garage and lawned rear garden with patio seating area. Available now, no pets/smokers, holding deposit required £345 and deposit required £1725. Contact Clubleys to arrange a viewing.

RENT £1,495 Per Calendar Month | DEPOSIT £1,725 | AVAILABLE FROM  
BAND:



The village of Gate Helmsley sits approximately 7 miles from the city of York and 1 mile from the village of Stamford Bridge which has a good range of facilities including shops, post office, doctors, sports facilities, bus services, and infant and junior school. Gate Helmsley is also within the school catchment for the highly regarded Sand Hutton primary & Huntington secondary school, both of which benefit from school bus services. It is serviced regularly by the number ten bus service from Stamford Bridge to York. The village also has a public house, petrol station with convenience store, village hall and the nearby popular Balloon Tree Farm Shop.

#### ENTRANCE HALL

Front entrance door, radiator, stairs to first floor accommodation, under stairs cupboard, window to side elevation.

#### DINING ROOM

3.30 x 2.84 (10'10" x 9'4")  
Window to front elevation, radiator.

#### SITTING ROOM

5.02 x 3.52 (16'6" x 11'7")  
Window to rear elevation, french doors leading to rear garden, radiator.

#### KITCHEN

5.08 x 2.81 (16'8" x 9'3")  
Window to rear and side elevation, fitted with a range of wall and base units comprising working surfaces, ceramic 1 and ½ bowl sink unit, integrated dishwasher, microwave and fridge/freezer, Rangemaster oven with extractor fan, radiator.

#### UTILITY ROOM

1.74 x 1.74 (5'9" x 5'9")  
Door to rear, wall and base units, space for a washing machine, wall mounted gas boiler, radiator.

#### WC

1.74 x 0.91 (5'9" x 3'0")  
Window to rear elevation, low flush WC, wash hand basin, radiator.

#### LANDING

Loft access, radiator.

#### MASTER BEDROOM

3.97 x 2.93 (13'0" x 9'7")  
Window to front elevation, storage cupboard, radiator.

#### EN SUITE

2.88 x 0.90 (9'5" x 2'11")  
Window to side elevation, low flush WC, wash hand basin, shower cubicle, heated towel rail.

#### BEDROOM TWO

3.31 x 2.92 (10'10" x 9'7")  
Window to front elevation, storage cupboard, airing cupboard with radiator.

#### BEDROOM THREE

2.95 x 2.87 (9'8" x 9'5")  
Window to rear elevation, radiator.

#### BEDROOM FOUR

2.87 x 2.36 (9'5" x 7'9")  
Window to rear elevation, storage cupboard, radiator.

#### FAMILY BATHROOM

2.54 x 1.70 (8'4" x 5'7")  
Window to rear elevation, low flush WC, wash hand basin, panelled bath with over head shower, heated towel rail.

#### REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

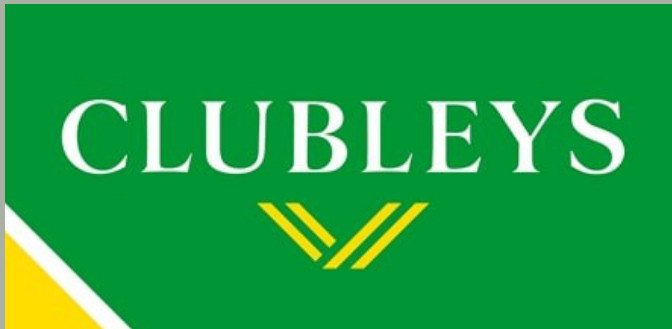
#### HOLDING DEPOSIT


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.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	86
(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			
<b>England &amp; Wales</b>		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: 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.

Chartered Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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**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.