

CLUBLEYS



Keepers Cottage,
Garrowby, YO41 1QB

TO LET £1,300 Per Calendar Month



HALIFAX
ESTATES

All Enquires / Viewings

01759 368219

ALL ENQUIRIES PLEASE CONTACT BECKY MIDDLETON AT HALIFAX ESTATES- <https://www.halifaxestates.co.uk/properties/keepers-cottage/>

£1300 PCM available on an initial 6 month fixed term Tenancy Agreement

This 3 bedroom detached cottage is situated in a rural location. The property has been refurbished to include new kitchen, boiler, decoration throughout and is available immediately.

Briefly comprising living room, dining room, kitchen, rear entrance hall, downstairs w/c, 3 bedrooms, family bathroom, garage, outdoor stores, brick kennels, lawned garden and ample parking.

Deposit £1500

No smokers

Pets by negotiation

The usual references will apply

EPC C

Council Tax band D

RENT £1,300 Per Calendar Month | DEPOSIT £1,500 | AVAILABLE FROM
16th April 2025

East Riding Of Yorkshire BAND: D

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Estate Agents | Lettings Agents | Chartered Surveyors



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	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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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.