

CLUBLEYS



Brookholme, 23, Main Street,
Stamford Bridge, YO41 1AE
TO LET £1,700 Per Calendar Month



Clubleys are proud to present this character-filled former chapel, offering an exceptional blend of period charm and modern living in the centre of historic Stamford Bridge.

Dating back over 225 years, this beautifully renovated cottage provides surprisingly generous accommodation throughout. The layout includes three spacious reception rooms, a convenient downstairs cloakroom, a stylish family bathroom complete with a roll-top bath, an additional shower room, and four well-proportioned double bedrooms. One of the standout features is a stunning vaulted bedroom with exposed beams, adding a unique touch of character.

Perfectly positioned within walking distance of Stamford Bridge's local amenities, the property is ideally located for commuters and families alike—just 9 miles from York city centre, 7 miles from the University of York, and 8 miles from the bustling market town of Pocklington.

This unique property offers a rare opportunity to live in a charming piece of Stamford Bridge's history – an ideal choice for those seeking character, space, and versatility. Viewing is highly recommended.

Available September. No pets or smokers. Deposit £1961. Holding deposit £392. Council Tax East Riding of Yorkshire Council - Band D.

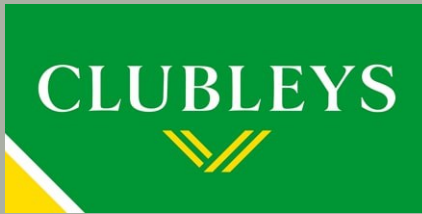
RENT £1,700 Per Calendar Month | DEPOSIT £1,961 | AVAILABLE FROM 1st
November 2025

East Riding of Yorkshire Council BAND: D

rightmove 

www.clubleys.com

zoopla



ENTANCE HALL

1.75m x 3.29m (5'8" x 10'9")

Understairs storage, stairs to first floor accommodation and W/C cloakroom.

SITTING ROOM

3.97m x 3.86m (13'0" x 12'7")

Generously proportioned, this room features a cast iron fireplace, wood flooring, and a beamed ceiling. Window to the front elevation overlooking the front garden. The sitting room flows seamlessly into the dining room.

DINING ROOM

3.99m x 2.38m (13'1" x 7'9")

Featuring wood flooring, an arched opening to the kitchen, and double doors leading into the Garden Room.

GARDEN ROOM

3.26m x 3.13m (10'8" x 10'3")

This bright and airy room is carpeted and enjoys direct access to the tranquil rear garden, as well as convenient access to the kitchen.

KITCHEN

5.92m max x 2.76m (19'5" max x 9'0")

The kitchen features a tiled floor, farmhouse natural wood cabinets and marble-effect laminate worktops. It includes an eye-level electric oven, ceramic hob, plumbing for both a dishwasher and washing machine, as well as space for an under-counter fridge and a full-height fridge/freezer. Window to the rear elevation. A striking exposed brick wall enhances the rustic character of this generously sized room.

FIRST FLOOR ACCOMMODATION

BEDROOM TWO

3.74m x 3.71m (12'3" x 12'2")

Window to the front elevation, this spacious double bedroom features neutral carpets, an original decorative cast iron fireplace, and a charming beamed ceiling.

BEDROOM THREE

3.13m x 3.28m (10'3" x 10'9")

Positioned at the back of the property, this room benefits from a window providing natural light and is finished with a neutral carpet.

BEDROOM FOUR

3.32m x 2.79m (10'10" x 9'1")

Positioned at the back of the property, this room benefits from a window providing natural light and is finished with a neutral carpet.

FAMILY BATHROOM

This contemporary bathroom is centrally positioned on the first floor, offering convenient access from all bedrooms. It features a roll-top bath, WC, pedestal hand basin, built-in storage cupboards, a tiled floor, and part-tiled walls.

SHOWER ROOM

Complete with a WC, sink, and enclosed shower, along with a tiled floor and partially tiled walls, this room is a practical and valuable addition to this family home.

SECOND FLOOR

MASTER BEDROOM

5.58m x 4.91m (18'3" x 16'1")

This impressive double-aspect bedroom features a vaulted beamed ceiling and is a striking contemporary conversion within the spacious period cottage. With a walk-in wardrobe and extensive eves storage cupboards, the room is both practical and visually stunning.

EXTERNAL

At the front, the cottage benefits from a low-maintenance garden featuring decorative pebbles, a paved pathway, and mature borders. To the rear, there is a patio area with direct access to the Garden Room, a lawn surrounded by mature trees and borders, and a garden shed.

PARKING

One allocated parking space is provided within a gated area at the rear of the property, reserved for a single vehicle. This parking space is included as part of the tenancy agreement.

ADDITIONAL INFORMATION

SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

DEPOSIT PROTECTION SCHEME

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

DEPOSIT & REFERENCES

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

We use Rightmove to obtain tenant/s references.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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

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

zoopla