

CLUBLEYS



Kitty Hill,
Bugthorpe, YO41 1QA

TO LET £1,425 Per Calendar Month



HALIFAX
ESTATES

All Enquires / Viewings

01759 368219

ALL ENQUIRIES PLEASE CONTACT ALLY TINDELL AT HALIFAX ESTATES- 01759 368219
<https://www.halifaxestates.co.uk/properties/kitty-hill-bugthorpe/>

KITTY HILL, GARROWBY, YORK YO41 1QA

Kitty Hill is a well-appointed and spacious 4 bedroomed detached cottage, that offers flexible accommodation and the perfect character family home. Located at the bottom of Garrowby Hill on the A166, the property has views to the rear over open countryside. Outside there is a gravelled parking area for several cars, lawned gardens to three sides, a range of four small outbuildings and a fenced grassed paddock with vegetable beds. There is also an additional adjoining fenced grassed paddock of 1.01 HA.

The ground floor accommodation comprises; a modern fitted kitchen, living room with a wood burning stove, hall and dining room. On the first floor, there are four bedrooms and a bathroom.

Available on an initial 6 month Assured Shorthold Tenancy Agreement

The usual references will apply

The property has oil-fired central heating

No smokers allowed

Pet(s) at the Landlords discretion

EPC rating E

RENT £1,425 Per Calendar Month | DEPOSIT £1,615 | AVAILABLE FROM
17th September 2025

BAND:

rightmove

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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	49	
(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 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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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.