

CLUBLEYS



6, Wilton Barns Close,
Bishop Wilton, YO42 1RT
TO LET £1,400 Per Calendar Month



ALL ENQUIRIES PLEASE CONTACT ALLY TINDELL AT HALIFAX ESTATES- 01759 368219
<https://www.halifaxestates.co.uk/properties/6-wilton-barns-close/>

A well presented three bedroom barn style property in the heart of Bishop Wilton; a well appointed village at the foot of the Yorkshire Wolds. Upon entering there is a good sized living room with vaulted ceiling which leads through to the kitchen/ dining area benefitting from an integrated Oven, Fridge Freezer, Dishwasher and Washing Machine. There is ample space for a dining table and chairs. To the right of the living room there is a hallway which leads to a shower room with Jack and Jill style entrance to both hallway and the bedroom, Ground floor bedroom and stair case. To the first floor are two further double bedrooms and a family bathroom with a bath and separate shower. Externally the property has an open lawned area to the front and a small patio area to the rear. There is also a single garage located behind the property with one additional parking space in front of the garage. Bishop Wilton is a vibrant village which has a community run village shop and a public house. It is close to the A166 which is ideal for commuting to York or further afield. Pets negotiable. The property has a renewable heating system. EPC Rating C (75). Council Tax Band D.

RENT £1,400 Per Calendar Month | DEPOSIT £1,615 | AVAILABLE FROM 21st
November 2025

East Riding of Yorkshire Council BAND: D



THE ACCOMMODATION COMPRISES;-

GROUND FLOOR ACCOMMODATION

OPEN PLAN LIVING AREA

KITCHEN AREA

4.22 x 4.16 (13'10" x 13'8")

Full height double glazed opening to the central courtyard.

Vaulted ceiling with exposed timber beams.

Fitted with a range of high quality wall and floor units incorporating 'Bosch' double electric oven, ceramic hob and cooker hood over, 1.5 bowl sink unit, integrated dishwasher, fridge/freezer, washer/dryer, central heating thermostat, underfloor heating, power points, opening to:-

SITTING AREA

5.22 x 4.30 (17'2" x 14'1")

Vaulted ceiling with exposed timber trusses.

Solid Oak front and rear door, solid oak floor, underfloor heating, power points, TV aerial point.

ENTRANCE HALL

Solid oak rear entrance door, two store cupboards, tiled floor, understairs cupboard, hand made oak staircase.

SHOWER ROOM (Jack 'n' Jill)

Shower cubicle, pedestal hand basin, low flush WC, recessed ceiling lights, tiled floor, part tiled walls, underfloor heating, chrome ladder style towel rail, door to:-

MASTER BEDROOM

4.78 x 2.95 (15'8" x 9'8")

Underfloor heating, power points, TV aerial point, exposed timber beam and full height glazed opening to the front garden.

FIRST FLOOR ACCOMMODATION

LANDING

Exposed timber trusses with traditional pegged purlins, power points, access to loft.

BEDROOM TWO

4.19 x 3.29 max (13'9" x 10'10" max)

Double glazed windows to the front.

Exposed timber trusses, radiator, power points.

BEDROOM THREE

3.04 x 2.94 (10'0" x 9'8")

Exposed timber trusses, radiator, power points, TV aerial point.

BATHROOM

White suite comprising panelled bath, hand basin in vanity unit, low flush WC.

OUTSIDE

There is a lawned garden and paved patio area, garage and parking space.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage and electricity. Ground source heating pump, charges for meter usage will be invoiced by the Landlord quarterly. Telephone connection subject to renewal by British Telecom.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(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

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