CLUBLEYS

The Cottage, Manor Farm, Main Street, Goodmanham, YO43 3JA
TO LET £1,500 Per Month



Set against a peaceful Wolds backdrop with open countryside views, this three-bedroom barn conversion offers a wonderful opportunity to enjoy spacious living in a beautiful rural setting. The property features a welcoming sitting room with impressive floor-to-ceiling windows and exposed ceiling beams, alongside a modern kitchen. An inner hallway leads to three bedrooms, including a master bedroom with en-suite, and a separate main bathroom. Outside, the fully enclosed garden combines paved and gravelled areas, providing a low-maintenance space to relax and enjoy the open views across the Wolds.

A rare opportunity to rent a characterful home offering a lovely balance of space, comfort and countryside living.

East Riding of Yorkshire Council Tax: Band C, Holding deposit £340, Deposit £1730.

RENT £1,500 Per Month | DEPOSIT £1,730 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: C

rightmove

www.clubleys.com

ZOOPLA

Goodmanham is a small, historic village approximately 2.5 miles away. There is a popular pub and an ancient church. The Wolds Way and the Hudson Way pass by the village. Apart from the facilities of Market Weighton, three other market towns lie within the radius of approximately 15 miles, whilst York and Hull are almost equidistant and a little further.

THE ACCOMMODATION COMPRISES

KITCHEN
4.89m x 2.91m (16'0" x 9'6")
Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit and drainer. Electric oven, four ring electric hob with stainless steel extractor hood over, integrated dishwasher. Feature brick wall, recessed ceiling lights.

SITTING ROOM
5.43m x 4.68m (17'9" x 15'4")
PVC entrance door, log beams, feature brick wall, wood flooring, wall mounted lights, floor to ceiling windows, French doors to garden.

INNER HALLWAY
Recessed ceiling lights, housing oil fired central heating boiler, wood flooring.

BEDROOM ONE
4.92m x 4.62m (16'1" x 15'1")
French doors to rear garden, recessed ceiling lights.

ENSUITE
Three piece white suite comprising low flush WC, pedestal wash hand basin, walk in shower. Partially tiled walls, tiled flooring, recessed ceiling lights. Chrome ladder style towel radiator, mirror vanity unit.

BEDROOM TWO
3.32m max x 5.03m max (10'10" max x 16'6" max)
Floor to ceiling windows, recessed ceiling lights, wood flooring.

BEDROOM THREE
2.64m x 3.13m (8'7" x 10'3")
Floor to ceiling window, recessed ceiling lights.

BATHROOM
Three piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over. Shower screen, vanity mirror unit, tiled flooring, partially tiled walls and recessed ceiling lights.

OUTSIDE
Outside, the fully enclosed garden combines paved and gravelled areas, providing a low-maintenance space to relax and enjoy the open views across the Wolds.

ADDITIONAL INFORMATION
Broadband is available at an additional cost of £45 per month, payable alongside the rent, until September 2027.

SERVICES
Mains water, oil fired central heating and drainage. Electricity are included in the rent up to _ units per month.

APPLIANCES
No appliances have been tested by the Agent.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from EE, Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

rightmove ZOOPLA

clubleys.com









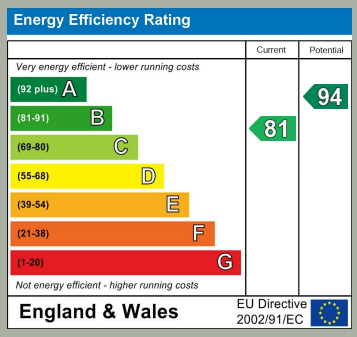








CLUBLEYS



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

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430874000
mw@clubleys.com
www.clubleys.com

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.