

CLUBLEYS



4, Garbutt Close,
York, YO41 1SG

TO LET £1,400 Per Calendar Month



Clubleys are pleased to offer this beautifully presented three-bedroom end-terrace home to rent on the sought-after Saxon Gate development in Stamford Bridge. One of the larger three-bedroom designs, the property is ideal for a range of tenants and offers easy access to York city centre and excellent transport links.

The accommodation comprises an entrance hall, downstairs WC, and a stylish open-plan dining kitchen with integrated appliances. The spacious sitting room features a media wall and French doors opening onto the rear garden.

Upstairs are three bedrooms, including a master with fitted wardrobes and en suite, along with a modern family bathroom.

Externally, there is off-road parking for two vehicles and a fully enclosed rear garden with patio, lawn, decking and shed — ideal for relaxing or entertaining.

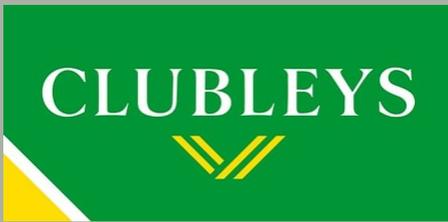
Available now. No smokers.

Deposit £1,615. Holding deposit £323.

Council Tax Band C – East Riding of Yorkshire Council.

RENT £1,400 Per Calendar Month | DEPOSIT £1,615 | AVAILABLE FROM
2nd March 2026

East Riding of Yorkshire Council BAND: C



THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Radiator.

WC

2.15 x 0.86 (7'0" x 2'9")
Suite comprising low flush WC and wash hand basin.
Extractor fan, radiator.

DINING KITCHEN

5.72 x 3.63 narrowing to 2.51 (18'9" x 11'10"
narrowing to 8'2")
Windows to front and side.
Fitted with wall and base units comprising working
surfaces, stainless steel sink unit, integrated oven
with four ring electric hob, integrated fridge freezer,
dishwasher and washing machine. Tiled flooring,
under stairs cupboard and radiator.

SITTING ROOM

4.73 x 3.20 (15'6" x 10'5")
Feature media wall, French doors to rear.
Radiator.

FIRST FLOOR

LANDING

Access to loft space, storage cupboard.

MASTER BEDROOM

4.15 max x 3.20 (13'7" max x 10'5")
Window to rear.
Fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Window to side.
Suite comprising step in shower cubicle, low flush
WC and wash hand basin. Extractor fan, ladder style
heated towel rail.

BEDROOM TWO

3.56 x 2.61 (11'8" x 8'6")
Window to front.
Radiator.

BEDROOM THREE

3.27 x 2.03 (10'8" x 6'7")
Window to front.
Radiator.

BATHROOM

2.68 max x 1.81 (8'9" max x 5'11")
Window to side.
Suite comprising panelled bath, low flush WC and
wash hand basin. Extractor fan, ladder style heated
towel rail.

GARDEN

Fully enclosed garden to the rear which is mainly laid
to lawn with a patio seating area and side access
gate.

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band
C.

HOLDING DEPOSIT

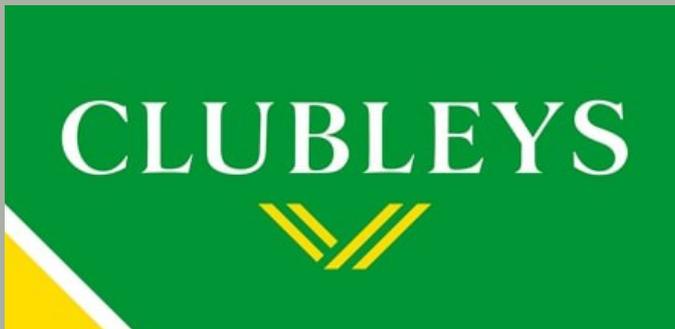
A holding deposit may be taken from the tenant/s to
reserve a property, while reference checks and
tenancy agreements are undertaken.

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			96
(81-91) B		84	
(69-80) C			
(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

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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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ZOOPLA

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