

CLUBLEYS



Anvil Cottage, Main Street,
York, YO42 1PH
TO LET £975 Per Month



Enjoying stunning open countryside views in the desirable village of Yapham, this attractive two-bedroom barn conversion offers character and comfortable living in a peaceful rural setting.

The accommodation comprises a spacious reception room, fitted kitchen, downstairs cloakroom, two bedrooms and a family bathroom. Externally, the property benefits from a detached garage, oil-fired central heating and a delightful setting with far-reaching views.

A wonderful opportunity to enjoy village life, with Pocklington just a short drive away.

Holding Deposit £225
Deposit 1125
EPC "C"
Council Tax Band B

RENT £975 Per Month | DEPOSIT £1,125 | AVAILABLE FROM 26th June
2026

ERYC BAND: B



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC door, exposed beams, fitted carpet, spotlights and radiator.

Cupboard housing oil boiler

KITCHEN/DINER

3.71 x 5.54 (12'2" x 18'2")

Fitted with a range of wall and base units, oven, hob and extractor. There is a slimline Dishwasher and integrated Washer/Dryer.

2 x UPVC windows to the front of the property and 1 to the rear with a view of open countryside.

UPVC door, spotlights, radiator and exposed beams.

LIVING ROOM

3.97 x 5.59 (13'0" x 18'4")

2 x UPVC windows to the front of the property and patio doors to the side. 2 radiators, spotlights, fitted carpet and exposed beams.

WC

1.63 x 1.60 (5'4" x 5'2")

Part tiled with wc, pedestal hand basin, extractor fan and radiator.

STAIRS/LANDING

Sky light, radiator, fitted carpet and spotlights.

BEDROOM 1

5.55 x 3.75 (18'2" x 12'3")

UPVC window to the front and 1 to the rear with open views.

2 radiators, spotlights, fitted carpets and built in wardrobes.

BEDROOM 2

3.75 x 3.18 (12'3" x 10'5")

UPVC window to the front and 1 to the side of the property.

Radiator, spotlights, fitted carpets and built in wardrobes.

FAMILY BATHROOM

1.67 x 2.90 (5'5" x 9'6")

White bathroom suite, comprising of panelled bath with electric shower over, wc & pedestal hand basin.

Towel radiator and spotlights

DETACHED GARAGE

Purpose built garage with electric door and personal door at the rear. Lights and electricity

OUTSIDE

Low maintenance garden to the front of the property and parking for 2/3 cars.

Open views surrounding

ADDITIONAL INFORMATION

The farm provides electricity (separate meter for Anvil Cottage) and billed monthly or quarterly. Current rate is 25p kwh - there is no standing charge.

Water is also charged as above through the farm by cubic meter, again with no standing charge

Oil central heating.

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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

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: 0330 303 0030

clubleys.com



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		69	
(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

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The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

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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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