

CLUBLEYS



1, Garrowby Lodge Farm Cottage,  
York, YO41 1QA  
TO LET £1,200 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/1-garrowby-lodge-farm-cottage/>

1 Garrowby Lodge Farm Cottage is a well-appointed 3 bedroomed end of terrace cottage, that has been renovated to a high standard providing a character home. Outside there is a gravelled parking area for several cars, enclosed lawned gardens to three sides with two small outbuildings. The ground floor accommodation comprises; rear entrance hall with wc, leading to an inner hall, recently fitted kitchen, living room with a wood burning stove, dining room with a wood burning stove. On the first floor: three bedrooms (1 ensuite) and a family 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 D

Council Tax band D

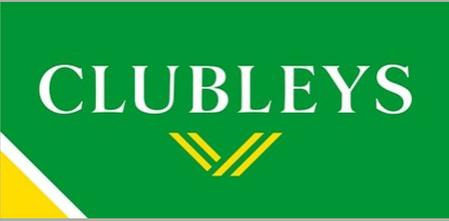
RENT £1,200 Per Calendar Month | DEPOSIT £1,380 | AVAILABLE FROM  
9th January 2026

East Riding Of Yorkshire BAND: D

rightmove 

[www.clubleys.com](http://www.clubleys.com)

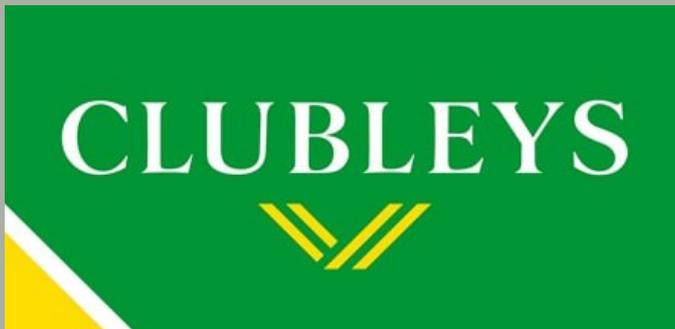
ZOOPLA



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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

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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.