Ruth's Cottage, 32 Main Street, York, YO43 4UD
TO LET £1,250 Per Calendar Month



Introducing this stunning three bed character cottage nestled in this sought after village location!
This versatile furnished accommodation is arranged over two floors with an abundance of character throughout and is made up of a charming living room with multi wood burning stove, beam ceilings and exposed stone walls which leads into a second reception room which can be used as a study or a snug and onto a separate cloakroom. There is a quaint style dining kitchen at the rear of the property looking onto the small rear garden.

To the first floor by way of a lovely wooden staircase are two picturesque feature windows one to the ground floor and the other on the landing. There are three good size bedrooms the master having an ensuite shower room and a separate dressing area. Bedroom two benefitting from fitted wardrobes and bedroom three having a study area. There is a spacious family bathroom with mains fed shower.

Externally the property offers a rear garden enclosed by a stone wall with a small lawn and mature flower beds. There are two outbuildings, one used for storage, the other an additional toilet and a bin area with oil tank. There is a paved pathway leading via a side gate to the front of the cottage and the on street village parking.

Please note that the rent does include internet and the gardens are maintained by the landlords.

HOLDING DEPOSIT £285, BOND REQUIRED £1440.

RENT £1,250 Per Calendar Month | DEPOSIT £1,440 | AVAILABLE FROM 10th January 2026
East Riding of Yorkshire Council BAND: D

rightmove
www.clubleys.com
ZOOPLA

Hotham is a highly regarded and much sought after small village which comprises an extensive mix of properties from delightful cottages through to some of the finest homes in the region. Within the village is a Norman church and gastro pub/restaurant. The village itself lies approximately four miles from the M62 and provides convenient access to York, Beverley, Hull and the M62 corridor. A mainline railway station is located approximately 6 miles away in Brough.

THE ACCOMODATION COMPRISES

ENTRANCE
Solid wood and glazed front door leading in.

Storage area.

LIVING ROOM
4.815 x 4.575 (15'9" x 15'0")
A beautifully inviting room with a multi wood burning stove set on a stone hearth with brick effect inset and timber mantle. Real wooden floorboards, window seat and beam ceiling. Sofa and 2 chairs.

Door leading to study/snug.

STUDY / SNUG
5.027 x 2.984 (16'5" x 9'9")
Picturesque round window, real wooden floorboards, beam ceiling, window seat, understairs cupboard and a further storage cupboard. Table and 2 office chairs.

Wooden staircase off.

DINING KITCHEN
7.922 x 2.800 (25'11" x 9'2")
A range of oak wall and floor units with complimentary work surfaces incorporating a stainless steel sink, fully furnished with kitchen equipment, freestanding electric cooker with four ring electric hob and extractor over. Flag stone flooring, exposed stone walls, fridge freezer and dishwasher included. Table and 6 chairs. Recessed ceiling spots.

DINING AREA
Floor units with complimentary work surface. Plumbed for washing machine and space for tumble dryer.

Flag stone flooring.

Back door to rear garden.

CLOAKROOM
1.442 x 0.789 (4'8" x 2'7")
Low level wc, corner hand basin. partially tiled wall, extractor and vinyl flooring.

FIRST FLOOR

LANDING
Picturesque window and real wooden floor boards.

MASTER BEDROOM
4.6292 x 2.364 (15'2" x 7'9")
Real wooden floorboards, Tv point. Double bed.

Door to ensuite and dressing area.

ENSUITE SHOWER ROOM
2.190 x 1.394 (7'2" x 4'6")
Pedestal hand basin, low level wc, recessed mains fed cubicle shower, partially tiled walls, vinyl flooring, extractor, recessed ceiling spots and chrome heated towel radiator.

DRESSING AREA
1.730 1.686 (5'8" 5'6")
Hanging rail and shelving. Recessed spot light and real wooden floorboards.

BEDROOM TWO
4.535 x 2.978 (14'10" x 9'9")
Glazed fitted double wardrobe. real wooden floorboards, hatch to loft, Victorian feature fireplace and wall lights. Double bed.

BEDROOM THREE
3.484 x 3.044 (11'5" x 9'11")
Hatch to loft. Twin bedroom

Real wooden floorboards. Wall lights.

FAMILY BATHROOM
P shape bath with mains fed shower and curved shower screen. Partially tiled walls, vinyl flooring, chrome heated towel radiator, pedestal hand basin and low level wc.

Wall mounted mirror.

OUTSIDE

GARDEN AND PARKING
Enclosed rear garden with small lawn, mature flowerbeds and small outhouse. Enclosed bin and oil tank area,. Freestanding oil boiler. PLEASE NOTE THAT THE GARDENS ARE MAINTAINED BY THE LANDLORDS.

Paved pathway leads via a side gate to the on street village parking.

ADDITIONAL INFORMATION
Rental payment includes gardening.

SERVICES
Mains water, drainage, electricity and oil are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

HOLDING DEPOSIT
A holding deposit equivalent to one weeks rent, will 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 .

DEPOSIT PROTECTION SERVICE
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

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

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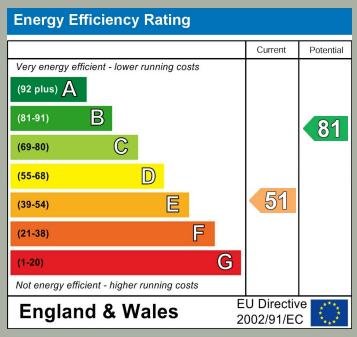








CLUBLEYS



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

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