

CLUBLEYS



2, Stephenwath Lane,

YO41 1QQ

TO LET £950 Per Calendar Month



Available Mid to End of December

We are delighted to offer to the rental market this spacious three-bedroom semi-detached home, situated in the highly sought-after village of Bugthorpe. The accommodation comprises an entrance hall, sitting room, dining kitchen, three bedrooms, and a family bathroom. Externally, the property benefits from a garage and gardens. The property is served by oil-fired central heating.

Bugthorpe is a charming village located approximately 11 miles east of York and 16 miles west of Drifffield. The village offers a friendly community atmosphere with amenities including a post office and a small primary school.

Holding Deposit £1219

Deposit £1096

EPC Rating- C

Council Tax Band- C

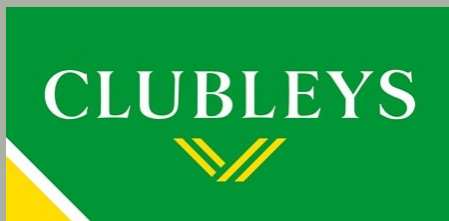
RENT £950 Per Calendar Month | DEPOSIT £1,096 | AVAILABLE FROM
16th December 2025

East Riding of Yorkshire BAND: C

rightmove

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front entrance door.
Storage cupboard, radiator.

SITTING ROOM

6.92 x 3.98 max (22'8" x 13'0" max)
UPVC Window to front.
Open fireplace set in modern surround. 2x double radiators.

KITCHEN

5.55 x 2.43 extending to 5.19 x 2.31 (18'2" x 7'11" extending to 17'0" x 7'6")
'L' shaped.
UPVC window to rear, UPVC patio doors to rear, UPVC back door to garage.
Fitted with a range of wall and base units incorporating working surfaces, electric cooker and extractor fan over, integrated dishwasher, sink unit.
Laminate tiled flooring.
Door to:-

GARAGE

7.05 x 3.96 (23'1" x 12'11")
UPVC side door. UPVC rear door to garden. Up and over door.
Plumbed for automatic washing machine, stainless steel sink unit, oil fired central heating boiler.

BEDROOM ONE

3.53 x 3.50 (11'6" x 11'5")
UPVC window to rear.
Radiator.

BEDROOM TWO

3.42 x 3.27 (11'2" x 10'8")
UPVC window to front.
Radiator.

BEDROOM THREE

2.59 x 2.50 (8'5" x 8'2")
UPVC window to front.
Radiator

BATHROOM

3 piece suite, tiled walls, 2 x windows to the rear, heated towel rail.

OUTSIDE

To the front there is a driveway leading to the garage and a lawned garden. To the rear there is a covered seating area at the bottom of the garden and lawned garden. There is also a shed.

ADDITIONAL INFORMATION:-

Please note, the photos displayed are not up to date as the property is currently tenanted.

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

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.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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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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.