



Bobby Hill, Beck Row,
Bugthorpe, YO41 1QH
£2,550 Per Calendar Month



HALIFAX
ESTATES

All Enquires / Viewings
01759 368219



ABOUT THE PROPERTY

ALL ENQUIRIES PLEASE CONTACT BECKY MIDDLETON AT HALIFAX ESTATES-
<https://www.halifaxstates.co.uk/properties/bobby-hill-bugthorpe-yo41-1qh/>

Bobby Hill is a unique property that is privately set behind a gated frontage in a quiet corner of the village of Bugthorpe. The property is deceptive with its cottage like frontage but having being extended some years ago forming a u - shape to its rear, it now provides a fabulous, spacious family home. The main house has three double bedrooms and a further two bedrooms with ensuites can be found in the detached annex. To the ground floor you enter into a boot room with ample built in storage, this room divides the ground floor living into two areas. To the right there is a shower room, utility room and large open plan kitchen diner leading to an open plan living area with grand fireplace. The kitchen benefits from an electric aga and built in dishwasher. French doors lead to a patio with covered outdoor seating area and the rear of the garden. To the left of the boot room is a day room, a snug with built in bookcases, and one double bedroom with ensuite.

To the first floor is a double bedroom with ensuite and the master bedroom along with a good sized family bathroom housing a role top bath, double vanity and walk in shower. Heading across the gravel drive to the annex there are a further two double bedrooms both with ensuite bathrooms. The property must be viewed to appreciate all it has to offer.

Available June 2026

Deposit £2,940

EPC Rating E (49)

Council Tax Band D







THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Front entrance door.
Stairs to first floor.

DAY ROOM

4.27 (Max) x 4.11 (14'0" (Max) x 13'6")
Window to the front elevation.
Double radiator, opening to rear entrance hall.

SITTING ROOM

5.50 x 3.95 (18'1" x 13'0")
Two windows to the front elevation and an external part glazed timber door
Modern fireplace with multi fuel stove, vaulted beams, three double radiators, fitted cupboards and shelves into alcoves,

REAR ENTRANCE HALL

4.95 x 2.86 (16'3" x 9'5")
Entrance door and window to the rear.
Fitted cloaks cupboard, tiled floor with underfloor heating, under stairs cupboard, ceiling coving, recessed ceiling lights, steps leading to:-

INNER HALL

SHOWER ROOM

2.35 x 2.14 (7'9" x 7'0")
Shower cubicle, low flush WC, hand basin, tiled floor, heated towel rail, skylight, extractor fan.

UTILITY

2.79 x 2.14 (9'2" x 7'0")
Fitted wall and floor units, incorporating Belfast sink, plumbed for washing machine, space for a dryer and upright fridge freezer. Open beam, tiled floor, work surface, skylight.

OPEN PLAN LIVING AREA

11.64 (max) x 8.03 (max) (38'2" (max) x 26'4" (max))

FITTED KITCHEN AND DINING AREA

French doors leading to the rear garden.
Well fitted with a range of wall and floor units incorporating matching breakfast bar, double basin Belfast sink, electric AGA, space for fridge/freezer, integrated dishwasher, vaulted beams.

SITTING AREA

French door and window to the rear elevation.
Stunning marble fireplace and hearth, solid wood floor.

DOWNSTAIRS BEDROOM

4.21 x 3.69 (13'10" x 12'1")
Window to the front elevation.
Ornamental fireplace, two fitted cupboards, double radiator.

EN-SUITE BATHROOM

Window to the side elevation.
Panelled bath with mixer tap shower attachment, low flush WC, pedestal hand basin, chrome heated towel rail, double radiator, airing cupboard.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

4.52 x 3.42 (14'10" x 11'3")
Window to the side elevation.
Two radiators, two wall light points, two fitted cupboards with lights, open beams, step up to:-

EN-SUITE BATHROOM/SHOWER ROOM

3.36 x 3.26 (11'0" x 10'8")
Window to the front elevation.
Roll top bath with mixer tap shower attachment, shower cubicle, two hand basins set in unit, low flush WC, chrome ladder style radiator, radiator, store cupboard with radiator.

BEDROOM TWO

4.35 x 3.81 (max) (14'3" x 12'6" (max))
Window to the front elevation.
Two fitted wardrobes, double radiator. Steps down to:-

EN-SUITE BATHROOM.

Window to the side elevation.
Panelled bath, low flush WC, hand basin set in unit, radiator, chrome heated towel rail, shaver point.

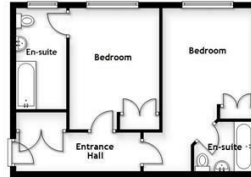
OUTSIDE

To the front of the property are electric timber gates leading to an ample gravelled parking and turning area. To the rear, there are large lawned garden areas with mature trees, shrubs and borders, a partially covered seating area with raised open fire and a large paved patio area with open views towards the Wolds.

DISCLAIMER

Some photographs are not current and being used for marketing purposes only.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

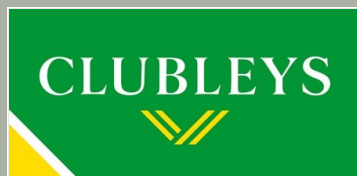
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.