

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 BECKY MIDDLETON AT HALIFAX ESTATES- <https://www.halifaxestates.co.uk/properties/keepers-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

Viewing is strictly by appointment, please contact the Estate Office to arrange a mutually convenient time. Please email Becky Middleton at the Estate Office residential@halifaxestates.co.uk

RENT £1,200 Per Calendar Month | DEPOSIT £1,380 | AVAILABLE FROM
1st May 2025

East Riding Of Yorkshire BAND: D

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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		
(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

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.