



ALL ENQUIRIES PLEASE CONTACT ALLY TINDELL AT HALIFAX ESTATES- 01759 368219

<https://www.halifaxestates.co.uk/properties/foresters-cottage-bugthorpe/>

Presenting a well appointed four bed family home in the heart of the village of Bugthorpe. Externally the property benefits from garden to front and rear, a good size drive as well as a detached double garage. The ground floor consists of entrance hall, w/c, utility. Large open plan Kitchen diner which leads to a snug with dual aspect log burner. To the other side of the log burner is a large living room. The kitchen benefits from an inbuilt fridge freezer and range cooker. An additional smaller living area to the base of the stairs completes the ground floor. The kitchen leads out onto a patio area through bifold doors. To the first floor there are 4 good sized bedrooms which all benefit from built in storage and a family bathroom with separate shower and bath. The master bedroom has two built in wardrobes and an ensuite with shower, toilet and sink. Bugthorpe village has the following amenities, a primary school, post office, village hall and church as well as having good road links to York and beyond via the A166. The property is on a

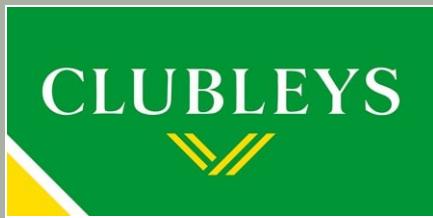
Biomass heating system which is fed by pellets.

DEPOSIT £2,420

EPC RATING D (56)

COUNCIL TAX BAND D

AVAILABLE LATE FEBRUARY 2026



Tenure:
East Riding of Yorkshire Council
BAND: D

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

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.

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.

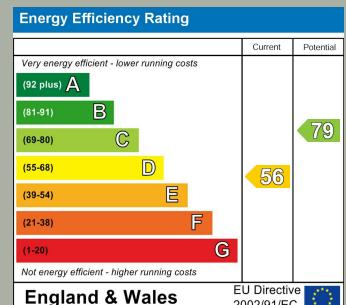
MORTGAGES

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.



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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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.