Ashley Cottage, Church Lane, YO42 4LS

TO LET £1,350 Per Calendar Month

AVAILABLE EARLY NOVEMBER 2026

We are delighted to offer to the rental market this charming cottage, situated in the semi-rural village of Seaton Ross. The characterful features offers entrance hall with cloakroom/w.c, separate dining room, cosy sitting room with log burner, fitted kitchen with a host of integrated appliances.

On the first floor are three good sized bedrooms, the master bedroom having an en-suite shower room.

Parking space and enclosed rear garden.

Holding Deposit £310

Deposit £1555

EPC "C"

Council Tax Band "E"

RENT £1,350 Per Calendar Month | DEPOSIT £1,555 | AVAILABLE FROM 2nd November 2026

East Riding of Yorkshire BAND: E

rightmove

www.clubleys.com

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CLUBLEYS

ENTRANCE HALL
1.87m x 2.89m (6'1" x 9'5")
Entered via front entrance door, tiled flooring and radiator.

CLOAKROOM
Having under stairs cupboard, WC, hand basin and radiator.

DINING ROOM
3.43m x 4.64m (11'3" x 15'2")
Sealed unit window to the front elevation, exposed wall, beams, laminate flooring and double doors to the rear elevation.

FITTED KITCHEN
4.62m x 3.74m (15'1" x 12'3")
Fitted with matching arrangement of floor and wall cupboards, one and a half stainless steel sink unit, Beko electric oven, induction hob, Beko microwave, integrated dishwasher, integrated fridge/freezer, built in washing machine/dryer, pantry, beams, recess lighting, sealed unit window to the front and rear elevation.

LOUNGE
4.65m x 3.66m (15'3" x 12'0")
Sealed unit window to the front elevation, laminate flooring, beams and radiator. log burner

LANDING
Storage cupboard and recess lights.

BEDROOM ONE
3.67m x 4.64m (12'0" x 15'2")
Sealed unit window to the front elevation and radiator.

EN-SUITE SHOWER ROOM
1.86m x 1.79m (6'1" x 5'10")
Fitted suite comprising shower cubicle, low flush WC, pedestal hand basin, chrome radiator, laminate flooring and Velux window.

BEDROOM TWO
3.42m x 2.77m (11'2" x 9'1")
Sealed unit window to the front elevation, radiator and access to the loft.

BEDROOM THREE
4.33m x 2.77m (14'2" x 9'1")
Radiator and sealed unit window to the front and side elevation.

FAMILY BATHROOM
1.74m x 2.73m (5'8" x 8'11")
Fitted suite comprising bath with mixer tap, shower over, low flush WC, pedestal hand basin and Velux window.

OUTSIDE
Parking is available in the communal area by the church/village hall and there is 1 private parking space at the rear of the property. Garden shed

ADDITIONAL INFORMATION

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: 0844 4727000Ces.

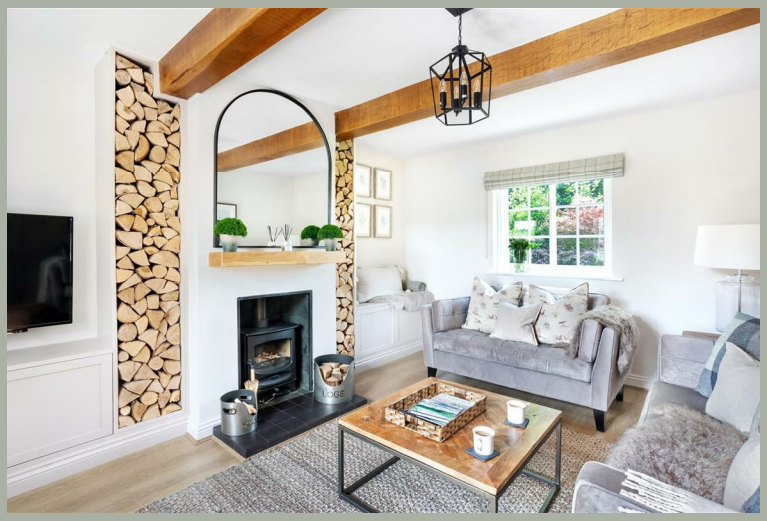
HOLDING DEPOSIT
A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

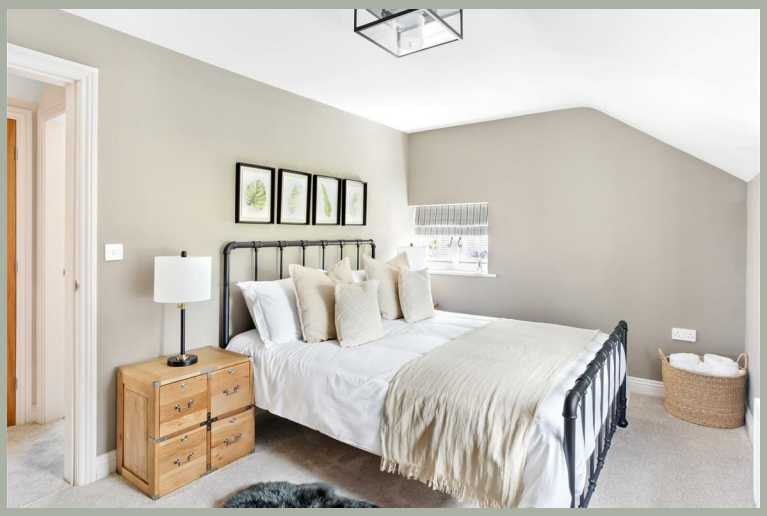
If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.
If the landlord decides not to proceed, then the holding deposit would be refunded.

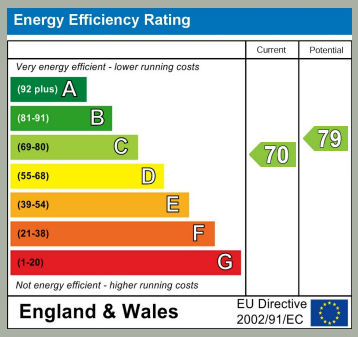
REFERENCES
We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

rightmove ZOOPLA

clubleys.com







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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

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