

York

Priestley House
York
North Yorkshire
YO30 7BL

**Blenkin
& Co
LETTINGS**

**Bell Hall Lodge, Escrick
York, North Yorkshire, YO19 6HL**

**£1,800
Monthly**



Bell Hall Lodge

Tucked away in a tranquil, rural setting, Bell Hall Lodge is a two-bedroom character property. Step through French doors into the impressive orangery flooded with natural light from a roof lantern. Double doors lead into the beautiful open-plan lounge/diner, boasting striking vaulted ceilings. The well-presented accommodation continues with a fitted kitchen complete with a Rangemaster cooker and integrated appliances, including a fridge, freezer, and dishwasher.

The main bedroom with incredible views, and an en-suite bathroom, complete with roll-top bath, provides the perfect sanctuary. There's a further double bedroom and a separate shower room as well as hall with a utility cupboard with plumbing for a washing machine.

Outside, the Lodge is enveloped by a lawned garden, wrapping around the property. The garden is the perfect spot to relax in the serenity of the surroundings. To the front of the lodge, there's a generous gravelled area providing ample parking space.

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- Detached Bungalow
- Ample Parking
- Picturesque Location
- Close to Local Amenities
- York 6 Miles / Selby 12 Miles
- Unfurnished with Range master cooker, fridge, freezer, dishwasher
- Mains Electricity, Water and Sewage
- Oil Fired Central Heating
- One dog may be considered
- Local Authority: North Yorkshire Council
- Council Tax Band: E
- Deposit: £2076

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scan the QR code to start our referencing process:



Location: Bell Hall Lodge is located within the picturesque grounds of Bell Hall, a Grade I listed building dating back to 1680. Deer have been known to roam through the estate, which is home to a haven of local wildlife. Nearby Escrick is a picturesque village with a rich history dating back to the 11th century, featuring period architecture and a range of local amenities, including a shop, pubs and restaurants. Naburn, situated on the banks of the River Ouse, is a small community, offering easy access to beautiful countryside and river walks. Located between these two wonderful villages and within easy reach of the historic city of York, this detached bungalow offers an unparalleled opportunity to experience the beauty of this area first-hand.

Application: You will receive a request for feedback following your viewing. If you are interested in making an application, please confirm your preferred start date, as well as tenancy length within your feedback. Our application process may be a little different as it has been designed to remove some of the stress that looking and applying for rental properties brings with it. We do not ask for traditional application forms to be completed, but instead use a preliminary referencing service, whereby you create a 'RentPassport' through our referencing partner Canopy. This step confirms a few of your details, without having to contact your current landlord or employer for information.

Our preliminary checks mean that you can be confident of passing referencing, with no nasty surprises along the way; none of our applicants have lost their holding deposit yet!