



TO LET

22 Hardrada Way
Stamford Bridge
YO41 1LT



Available late May / early June

Lovely detached three bedroom home having had a recently fitted new kitchen and bathroom with neutral decor throughout. The property is located in a sought after cul-de-sac in the popular village of Stamford Bridge close to the local schools and amenities.

The accommodation comprises of: entrance hall, sitting room, dining kitchen and conservatory leading out to the rear garden. To the first floor lies three bedrooms and a bathroom. Outside there is a garage, off road parking and gardens to the front and rear of the property.

Contact Clubleys on 01759 373709 to arrange a viewing!

**RENT £975 Per calendar month | DEPOSIT £1,125 | HOLDING DEPOSIT
£225**

ROOM MEASUREMENTS

ENTRANCE HALL SITTING ROOM

4.46m (into bay) x
5.03m

DINING KITCHEN CONSERVATORY BEDROOM ONE

2.57m (Max) x 5.03m
3.79m x 2.76m
2.93m x 2.96m + door
recess

BEDROOM TWO BEDROOM THREE BATHROOM

2.9m x 2.57m
2.01m x 1.96m
2.01m x 1.67m

All measurements provided are approximate and for guidance purposes only. If there is any point which is of 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.

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: 0844 4727000

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 would be refunded.



REFERENCING

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

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am to 3 pm Saturday

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
(95-100) A			(95-100) A		
(81-94) B			(81-94) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Chartered Surveyors
Estate Agents Lettings
Agents &
Auctioneers

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OnTheMarket.com

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 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.