



THE LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, dentist, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

THE PROPERTY

We are delighted to welcome to the rental market this immaculate four bedroom detached home, which has been redecorated throughout and is ready to move straight into.

The accommodation comprises, entrance hall, downstairs WC, sitting room, dining room, conservatory, breakfast kitchen/utility, 4 bedrooms, master with en-suite shower, family bathroom.

Outside there is an integral garage and gardens to the front and rear.

SBL369/11/19



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

Front entrance door, radiator, stairs to first floor.

CLOAKROOM

Window to the front elevation.
Low flush WC, pedestal hand basin, chrome ladder style radiator.

SITTING ROOM 15'10" x 13'3" (4.82m x 4.04m)

Walk in bay window to the front elevation.
Electric fire set in marble fireplace and hearth with wood surround, radiator, laminate wood effect flooring, ceiling coving, archway to:-

DINING ROOM 9'10" x 7'10" (2.99m x 2.38m)

Radiator, ceiling coving, sliding doors leading to:-

CONSERVATORY 13'5" x 9'3" (4.10m x 2.83m)

Radiator, door leading to the rear garden.

BREAKFAST KITCHEN/UTILITY 16'7" x 10'4" (5.06m x 3.16m)

Window to the rear elevation and an external door.
Fitted with a range of wall and floor units incorporating electric oven, microwave, 4 ring gas hob with extractor over, 1.5 bowl stainless steel sink unit, work surfaces and splashbacks, breakfast bar, understairs cupboard.
Utility Area:- Further wall and floor units, freestanding washing machine, dishwasher and fridge.
*Please note any free standing electrical appliances will not be replaced if/when they break down***

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft (not to be used by tenant), airing cupboard housing hot water cylinder.

MASTER BEDROOM 12'0" x 10'4" (3.65m x 3.15m)

Window to the front elevation.
Fitted wardrobes with bed recess and cupboards over, radiator, ceiling coving.

EN-SUITE

Window to the front elevation.
Corner shower cubicle, low flush WC, hand basin in vanity unit, chrome ladder style radiator, laminate wood effect flooring.

BEDROOM TWO 11'5" x 10'4" (3.48m x 3.15m)

Window to the rear elevation.
Fitted wardrobes to one wall with matching dressing table and bedside cabinets, radiator, ceiling coving.

BEDROOM THREE 15'5" x 7'11" (4.71m x 2.42m)

Window to the front elevation.
Fitted wardrobes to one wall, radiator, ceiling coving.

BEDROOM FOUR 8'2" x 8'0" (2.50m x 2.43m)

Window to the rear elevation.
Radiator, ceiling coving.

BATHROOM

Window to the rear elevation.
White suite comprising panelled bath with shower over and shower screen, low flush WC, hand basin in vanity unit, tiled walls.

OUTSIDE

GARAGE

Electric up and over door, power and light, door leading into kitchen.

GARDENS

To the front of the property there is a driveway leading to the garage providing off road parking. Lawn garden with flower and shrub borders continuing to the side of the property.

The rear garden is fully enclosed with a patio leading onto an artificial lawn garden with raised shrub and flower borders.
Garden shed, outside tap.

ADDITIONAL INFORMATION

DEPOSIT & REFERENCES

A deposit will be required, the amount is stated in the main property description.

We use Homelet to obtain tenant/s references.

HOLDING DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.

SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday, Wednesday, Friday, 10 am to 5.30 pm Thursday, 9 am - 1 pm Saturday

BOND

A bond will be required.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

DEPOSIT PROTECTION SCHEME

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



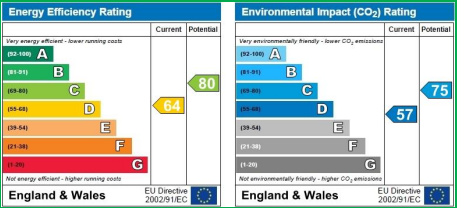


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