





## 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

### TO RENT ON ASSURED SHORTHOLD

TENANCY FOR 6 MONTHS INITIALLY A well presented three bedroom detached bungalow located in a quiet cul-de-sac towards the outskirts of the village. The accommodation comprises:- entrance hall, cloakroom, fitted kitchen, sitting room, inner hall, three bedrooms and bathroom. UPVC double glazed. Gardens to the front and rear. Driveway to side providing ample off street parking for several vehicles. Garage. Bond £905. No pets. Available mid/end of January 2020.



## THE ACCCOMMODATION COMPRISES:-

### ENTRANCE HALL

Having a UPVC double glazed front entrance door, coving to ceiling, laminate flooring and radiator.

### CLOAKROOM

Having a two piece white suite comprising:- low level WC, pedestal wash hand basin, part tiled walls, tiled flooring and radiator.

### FITTED KITCHEN 10'1" x 9'0" (3.08m x 2.75m)

Having a wooden glazed side entrance door and a UPVC double glazed frosted window to the side elevation. Fitted with a range of wall and base units with work surfaces, 1.5 stainless steel sink unit, double electric oven, ceramic hob, part tiled walls, plumbed for automatic washing machine, laminate flooring, coving to ceiling and recessed ceiling spotlights.

### SITTING ROOM 19'3" x 12'4" (5.86m x 3.77m)

Having a UPVC double glazed bay window to the front elevation, coving to ceiling, dado rail, gas fire with Adams style surround and radiator.

### BEDROOM THREE 14'5" x 8'5" (4.39m x 2.57m)

Having a UPVC double glazed window to the front elevation, coving to ceiling and radiator.

### INNER HALL

Airing cupboard

### BEDROOM ONE 11'2" x 9'2" (3.40m x 2.80m)

Having a UPVC double glazed window to the rear elevation, fitted wardrobe with over bed storage, radiator, double fitted wardrobe and dressing table.

### BEDROOM TWO 9'9" x 9'3" (2.96m x 2.83m)

Having UPVC double glazed French doors to garden, coving to ceiling and radiator.

### BATHROOM

Having a three piece white suite comprising:- shower bath with electric shower over, low level WC, wash hand basin set in vanity unit, chrome ladder style radiator and tiled walls.

### OUTSIDE

Lawned garden to front. Block paved driveway to side providing ample off street parking for several vehicles.

### GARAGE

Up and over door, power and light.

### REAR GARDEN

Lawned garden to rear with paved patio seating area and shrub beds.

## ADDITIONAL INFORMATION:-

### SERVICES

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

### DEPOSIT AND 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.

### 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

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