

CLUBLEYS



80, Roman Avenue South,
Stamford Bridge, YO41 1LS
TO LET £895 Per Calendar Month



A 3 bedroom end terraced house situated on this popular residential development towards the outskirts of the village. The accommodation comprises:- Entrance hall, L shaped sitting room, bedroom 3 / play room, fitted kitchen, day room, 2 further first floor bedrooms and family bathroom. Gas fired central heating. Upvc double glazed. Good sized rear garden. Off street parking & garage.

Deposit Required £1030. Holding Deposit £206. No pets or smokers.

AVAILABLE NOW.

RENT £895 Per Calendar Month | DEPOSIT £1,030 | AVAILABLE FROM 1st
October 2024

East Riding of Yorkshire Council BAND: B

rightmove 

www.clubleys.com

ZOOPLA

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 ACCOMMODATION COMPRISES

ENTRANCE HALL

Upvc double glazed front entrance door, radiator.

UTILITY ROOM

Wall and base units, working surface, plumbed for automatic washing machine, storage area.

L SHAPED SITTING ROOM

4.77 x 6.03 MAX (15'8" x 19'9" MAX)

Upvc double glazed French doors to the rear garden & Upvc double glazed window to the rear elevation. Coving to ceiling, dado rail, 2 wall light points, TV point, radiator.

BEDROOM 3 / PLAY ROOM

4.0 x 2.66 (13'1" x 8'9")

Upvc double glazed window to the rear elevation, radiator.

FITTED KITCHEN

4.05 x 2.74 (13'3" x 9'0")

Upvc double glazed window to the rear elevation. Fitted with a good range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit, part tiled walls, tiled floor, radiator.

DAY ROOM

4.06 x 4.23 (13'4" x 13'11")

2 Upvc double glazed windows to the front and side elevations. Electric fire set in modern surround with marble effect inset and hearth, stairs to the first floor, coving to ceiling, dado rail, radiator.

LANDING

Fitted cupboard, radiator.

BEDROOM 1

3.59 x 2.49 + WARDROBE (11'9" x 8'2" + WARDROBE)

2 Upvc double glazed windows to the front elevation, fitted cupboard, radiator.

BEDROOM 2

2.45 x 2.27 (8'0" x 7'5")

Upvc double glazed window to the rear elevation, fitted cupboard, radiator.

BATHROOM

Upvc double glazed frosted window to the rear elevation. 3 Piece white suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, radiator.

OUTSIDE

Gravelled front garden designed for easy maintenance with mature hedging.

Garage and off street parking.

REAR GARDEN

Fully enclosed and enjoying a high level of privacy the rear garden has a paved patio area immediately beyond the house leading to lawn with a rockery feature.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	80
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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: 0330 3030030

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 will be refunded.

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 Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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