

CLUBLEYS



The Lodge, Burton Fields Hall, Roman Road,
York, YO41 1SA

TO LET £1,550 Per Calendar Month



A rare opportunity to rent this exceptional, spacious three-bedroom detached lodge on the outskirts of Stamford Bridge.

This stunning property has been completely transformed throughout, offering high-quality modern living. The heart of the home is a bright and airy open-plan kitchen, dining, and living space, with natural light streaming in from all four elevations. Bi-folding doors seamlessly connect the interior to the rear garden, creating a perfect indoor-outdoor flow. The lodge boasts three generously sized bedrooms and a stylish family bathroom, complete with both a luxurious bathtub and a separate walk-in shower. Additionally, there is a convenient separate WC, a utility cupboard, and a practical rear entrance/boot room—perfect for additional storage and everyday convenience. Outside, the fully enclosed garden is mainly laid to lawn, with a beautifully designed Indian sandstone patio—ideal for outdoor dining and relaxation. The property also benefits from ample off-road parking for multiple vehicles.

Available now. No pets or smokers. Deposit £1788. Holding deposit £357. Council Tax East Riding of Yorkshire Council - Band D.

RENT £1,550 Per Calendar Month | DEPOSIT £1,788 | AVAILABLE FROM 1st April
2025

East Riding of Yorkshire Council BAND: D

rightmove 

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THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

Front entrance door.
Laminate wood flooring and radiator.

BEDROOM TWO

3.78 x 3.47 (12'4" x 11'4")
Windows to front and side.
Fitted cupboard and radiator.

SITTING ROOM

3.84 x 3.48 (12'7" x 11'5")
Corner bay window.
Laminate wood flooring, fitted cupboard and radiator.
Open to;-

OPEN PLAN KITCHEN LIVING AREA

6.61 max x 5.57 (21'8" max x 18'3")
2x sets of bi-folding doors to rear. 2x windows to side.
Kitchen comprising of an arrangement of units including an eye level integrated oven, electric hob with extractor fan over, integrated dishwasher, fridge freezer and stainless steel sink.
Laminate wood flooring, 3x radiators.

BEDROOM THREE

3.17 x 2.91 (10'4" x 9'6")
Window to side.
Radiator.

INNER HALL

Cupboard housing hot water cylinder and washing machine.
Laminate wood flooring and radiator.

WC

2.49 x 1.04 (8'2" x 3'4")
Window to side.
Suite comprising low flush WC and wash hand basin set in vanity unit. Laminate wood flooring. Extractor fan and radiator.

BATHROOM

2.74 x 2.73 (8'11" x 8'11")
Window to side.
Suite comprising walk in shower, bath with mixer tap, low flush WC and wash hand basin set in vanity unit.
Laminate wood flooring. Extractor fan and radiator.

REAR ENTRANCE HALL

Door to side.
Laminate wood flooring and radiator.

BEDROOM ONE

4.75 x 3.44 (15'7" x 11'3")
Windows to side and rear.
Radiator.

ADDITIONAL INFORMATION

SERVICES

The property has the benefit of mains water, electricity and drainage. Air source heating.

BROADBAND AND MOBILE COVERAGE

The Ofcom website states the average broadband speed of 30 Mbps and a maximum download speed of 3 Mbps at this postcode YO41 1SA and mobile coverage is provided by EE, Three, O2 & Vodafone. The checker results are predictions and should not be regarded as guaranteed.

DEPOSIT PROTECTION SCHEME

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

DEPOSIT & REFERENCES

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

We use Rightmove to obtain tenant/s references.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(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

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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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