

CLUBLEYS



1, Garbutt Close,
Stamford Bridge, YO41 1SG
TO LET £1,200 Per Calendar Month



Recently built by David Wilson Homes, we offer to rent this stylish three bedroom end terrace home, located towards the outskirts of the village.

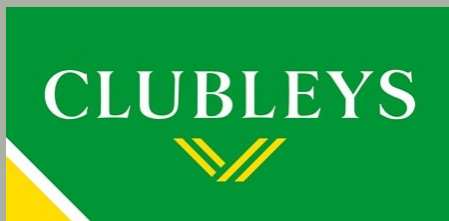
The accommodation briefly comprises; - entrance hall, open plan dining kitchen overlooking rear garden, three double bedrooms (one serviced by en-suite), a shower room and a bathroom.

Available beginning of June. No smokers. Deposit required £1380. Holding deposit £275.

We recommend viewing this property to appreciate the space it has to offer.

RENT £1,200 Per Calendar Month | DEPOSIT £1,380 | AVAILABLE FROM
2nd June 2025

East Riding of Yorkshire Council BAND: D



Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, 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

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

Front entrance hall, store cupboard, under stairs cupboard, stairs for first floor, door leading to:-

UTILITY ROOM

2.27 x 1.87 (7'5" x 6'2")

Washing machine, tumble drier and working surfaces.

CLOAKROOM

Low flush WC and wash hand basin.

KITCHEN/FAMILY/DINING ROOM

4.73 x 4.35 (15'6" x 14'3")

French doors leading to the rear garden.

Well fitted with a range of wall and floor units incorporating electric oven, hob, integrated dishwasher, and fridge/freezer, stainless steel sink unit, wall mounted gas fired central heating boiler and TV point.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs leading second floor.

LOUNGE

4.73 x 3.85 (15'6" x 12'8")

Two windows to the rear elevation and TV point.

BEDROOM THREE

4.73 x 3.27 (15'6" x 10'9")

Two windows to the front elevation and TV point.

SHOWER ROOM

2.32 x 1.37 (7'7" x 4'6")

Shower cubicle, low flush WC, hand basin.

SECOND FLOOR ACCOMMODATION

LANDING.

Cupboard housing water cylinder, store cupboard.

BEDROOM ONE

4.73 x 3.35 (15'6" x 11'0")

Two velux windows to the rear elevation and TV point.

EN-SUITE SHOWER

1.72 x 1.71 (5'8" x 5'7")

Window to the side elevation.

Walk in shower, low flush WC, hand basin.

BEDROOM TWO

4.18 x 2.66 (13'9" x 8'9")

Window to the front elevation and TV point.

FAMILY BATHROOM

2.22 x 1.97 (7'3" x 6'6")

Velux window to the front elevation.

Panelled bath with shower over and shower screen, low flush WC, hand basin.

OUTSIDE

INTEGRAL GARAGE

Up and over door, power and light.

GARDENS

To the front of the property there is a driveway providing off road parking leading to the garage, a pathway leading to the garage with a lawn garden and shrub borders.

Immediately behind the house there is a paved patio leading onto an enclosed lawn garden with gate access.

ADDITIONAL INFORMATION

DEPOSIT & REFERENCES

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

We use Rightmove 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. High speed broadband available subject to renewal.

BROADBAND AND MOBILE COVERAGE

The Ofcom website states the standard broadband speed of 15Mbps and a maximum speed of 1800 Mbps at this postcode YO41 1SG and limited mobile coverage is provided by EE, Three, O2 & Vodafone. The checker results are predictions and should not be regarded as guaranteed.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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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