

CLUBLEYS



15, Burton Fields Close,
Stamford Bridge, YO41 1LQ
TO LET £1,400

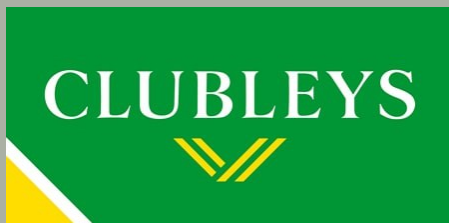


Situated in the highly desirable village of Stamford Bridge, just a short drive from the historic city of York, this spacious four-bedroom detached house is available to let.

The ground floor features a welcoming entrance hall leading to a bright and airy living room, a separate dining room perfect for entertaining and a well-sized kitchen. A cloakroom and a practical utility room add to the functionality of the space, along with internal access to the integral garage. Upstairs, the accommodation continues with a spacious landing leading to a master bedroom complete with an en-suite shower room. There are three further bedrooms, all of good proportions, and a family bathroom. Outside comprises of a front garden, driveway parking, and an integral garage. The rear garden provides a private space.

Available now. No pets or smokers. Deposit £1615. Holding deposit £323.

RENT £1,400 | DEPOSIT £1,615 | AVAILABLE FROM 22nd September 2025
East Riding of Yorkshire Council BAND: D



ENTRANCE HALL

Having a UPVC double glazed front entrance door, coving to ceiling, radiator and stairs to the first floor.

CLOAK ROOM

Having a UPVC double glazed frosted window to the front elevation, a white low level WC, coloured wash hand basin, radiator.

SITTING ROOM

5.45 x 3.44 (17'10" x 11'3")

Having a UPVC double glazed bay window to the front elevation and UPVC double glazed window to the side elevation, coving to ceiling, two double radiators, gas fire set in marble insert and hearth with wooden surround, TV point, telephone point. Opening to;-

DINING ROOM

3.66 x 2.81 (12'0" x 9'2")

Having UPVC double glazed sliding doors to the rear garden, serving hatch to kitchen, radiator.

KITCHEN

3.62 x 2.50 (11'10" x 8'2")

Fitted with a range of wall and base units, work surfaces, part tiled walls, eye level electric cooker, stainless steel extractor fan over, four ring ceramic hob, tiled flooring. 1½ stainless steel sink unit, integrated dishwasher, radiator, UPVC double glazed window to the rear elevation.

UTILITY ROOM

2.42 x 2.41 (7'11" x 7'10")

Having a UPVC double glazed frosted door to the rear garden, a UPVC double glazed window to the rear elevation, base units, working surfaces, stainless steel sink unit, gas boiler, access to loft, part tiled walls, tiled flooring, radiator and door leading to;-

GARAGE

5.30 x 2.62 (17'4" x 8'7")

Having an up and over door, power and lighting,

LANDING

Having a UPVC double glazed window to the side elevation, access to loft, airing cupboard housing hot water cylinder.

BEDROOM 1

3.79 x 3.54 (12'5" x 11'7")

Having a UPVC double glazed window to the rear elevation, radiator, door leading to;-

EN SUITE SHOWER ROOM

Having a three piece white suite, low level WC, wash hand basin set in vanity unit, walk in shower cubicle, fully tiled walls, laminate flooring, radiator.

BEDROOM 2

3.06 x 2.99 (10'0" x 9'9")

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

BEDROOM 3

2.31 x 2.99 (7'6" x 9'9")

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

BEDROOM 4

2.49 x 2.49 (8'2" x 8'2")

Having a UPVC double glazed window to the rear elevation, radiator.

OUTSIDE

The front garden is laid mainly to lawn with driveway to side providing off street parking.

REAR GARDEN

Designed for easy maintenance with fenced boundary. Having a paved area immediately beyond the house leading to raised beds and borders. Stunning views over open countryside.

ADDITIONAL INFORMATION

SERVICES

Gas central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

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.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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