

CLUBLEYS



1, Ox Close,
York, YO41 1JW

TO LET £1,250 Per Calendar Month



AVAILABLE EARLY NOVEMBER.

A modern and well appointed four bedroom detached family home, situated within a quiet cul-de-sac within the popular village of Stamford Bridge.

The accommodation briefly comprises;- entrance hall, sitting room, fitted kitchen, dining room, WC and rear entrance hall. To the first floor lies four generous sized bedrooms and a modern family bathroom. Externally the property does not disappoint with a driveway leading to the garage, ample off street parking and a lawned garden to the front and rear with a patio seating area.

Deposit required £1440, holding deposit £285.

RENT £1,250 Per Calendar Month | DEPOSIT £1,440 | AVAILABLE FROM 3rd
November 2025

East Riding of Yorkshire Council BAND: D



ENTRANCE HALL

Front entrance door and stairs to first floor accommodation.

SITTING ROOM

1.83m.17.98mm x 0.91m.9.14mm (6.59m x 3.30m)
Bay window to front, arch window to side and window to rear. Radiator and feature cast iron fireplace.

DINING ROOM

3.60m x 2.64m (11'9" x 8'7")
Window to front, radiator and under stairs cupboard.

KITCHEN

3.00m x 2.83m (9'10" x 9'3")
Fitted with a range of wall and base units comprising laminate working surfaces, stainless steel sink unit, extractor fan, recessed spotlights, window to rear, kitchen cupboard housing boiler, freestanding oven, space for washing machine and fridge freezer.

WC

Low flush WC, wash hand basin, heated towel rail and recessed spotlight.

REAR ENTRANCE HALL

Door to rear garden.

LANDING

Loft access.

MASTER BEDROOM

3.72m x 3.38m + recess (12'2" x 11'1" + recess)
Window to the front and radiator.

BEDROOM TWO

3.71m x 3.34m max (12'2" x 10'11" max)
Window to front, radiator and cupboard housing the hot water cylinder.

BEDROOM THREE

2.79m x 2.68m (9'1" x 8'9")
Window to side and radiator.

BEDROOM FOUR

2.77m x 2.36m (9'1" x 7'8")
Window to rear and radiator.

FAMILY BATHROOM

2.28m x 1.67m (7'5" x 5'5")
Suite comprising bath with over head electric shower, low flush WC and wash hand basin. radiator, part

tilled walls, recessed spotlights, opaque window to rear and extractor fan.

GARDEN

Mainly laid to lawn, patio seating area, mature trees and access to driveway leading to the garage.

GARAGE

Window to side, up and over garage door.

ADDITIONAL INFORMATION

Please note the marketing photos are not current but give a good indication to the property.

DEPOSIT AND 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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