

CLUBLEYS



49, Risedale Drive,
York, YO19 4AJ
TO LET £1,500 Per Month



AVAILABLE NOW

Clubleys are pleased to offer this modern and well-presented three-bedroom detached family home, built in 2022 and ideally suited to families and professional tenants alike.

The accommodation comprises an entrance hall, spacious sitting room, inner hallway with WC, and a contemporary dining kitchen. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. Externally, the property benefits from off-road parking, an integral garage, and a fully enclosed rear garden, mainly laid to lawn, providing an excellent outdoor space for families and entertaining. A fantastic opportunity to rent a stylish and energy-efficient home in a sought-after residential location.

Holding Deposit £346, Deposit £1730, EPC "B", Council Tax Band "E"

RENT £1,500 Per Month | DEPOSIT £1,730 | AVAILABLE FROM 1st July 2026
City of Yorkshire Council BAND: E



THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front entrance door.

Door to;-

SITTING ROOM

3.6 x 3.3 (11'9" x 10'9")

Window to front.

Radiator.

INNER HALL

Stairs to first floor with under stairs cupboard.

WC

2.3 x 1.4 (7'6" x 4'7")

Low flush WC and wash hand basin.

Radiator.

DINING KITCHEN

5.8 x 2.5 (19'0" x 8'2")

French doors and window to rear.

Wall and base units comprising sink unit, integrated oven with hob and extractor fan over, space for fridge and space for washing machine.

Radiator.

FIRST FLOOR

LANDING

Window to side.

Storage cupboard

MASTER BEDROOM

4.4 x 3.1 (14'5" x 10'2")

French doors to front leading to balcony.

Radiator.

EN SUITE

Window to front.

Suite comprising of shower, low flush WC and wash hand basin. Radiator and extractor fan.

BEDROOM TWO

3.6 x 2.8 (11'9" x 9'2")

Window to rear.

Fitted wardrobes, radiator.

BEDROOM THREE

3 x 2.9 (9'10" x 9'6")

Window to rear.

Fitted wardrobes, radiator.

FAMILY BATHROOM

2.8 x 1.9 (9'2" x 6'2")

Window to side.

Suite comprising of bath with shower over, low flush WC and wash hand basin. Radiator and extractor fan.

ADDITIONAL INFORMATION

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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

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: 0330 303 0030





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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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Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

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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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