

CLUBLEYS



7, Beagle Spinney,
Stamford Bridge, YO41 1BE
TO LET £1,400 Per Calendar Month



Clubleys are delighted to present this modern three-bedroom detached home, ideally positioned in a highly sought-after location with open views to the rear.

The accommodation briefly comprises an entrance hall, WC, a spacious sitting room with dining area, and a contemporary kitchen. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, along with a family bathroom.

Externally, the property benefits from a gravelled driveway to the front, providing ample off-street parking and leading to a double garage. The rear garden is predominantly laid to lawn, complete with a storage shed and enjoying attractive open views.

Available from the beginning of June.
Deposit: £1,615 | Holding Deposit: £320
Council Tax: East Riding of Yorkshire Council – Band D

RENT £1,400 Per Calendar Month | DEPOSIT £1,615 | AVAILABLE FROM
1st June 2026

East Riding of Yorkshire Council BAND: D



THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

Side entrance door, stairs to first floor.

WC

Window to side.

Suite comprising low flush WC and wash hand basin.

SITTING ROOM

4.78 m x 3.97 m (15'8" m x 13'0" m)

Bay window to front.

Radiator.

DINING AREA

3.73 m x 2.52 m (12'2" m x 8'3" m)

Sliding doors to rear.

Radiator.

KITCHEN

5.40 m x 2.31 m (17'8" m x 7'6" m)

Side entrance door and window to rear.

Modern fitted wall and floor units with work surfaces, sink, integral oven with hob and extractor fan over.

Tiled floor, under stairs cupboard and radiator.

LANDING

Access to loft.

BEDROOM ONE

4.95 m max x 3.63 m (16'2" m max x 11'10" m)

2x windows to rear.

Radiator.

EN SUITE SHOWER ROOM

Suite comprising corner shower, low flush WC and wash hand basin.

BEDROOM TWO

3.73 m x 2.48 m (12'2" m x 8'1" m)

Window to front.

Radiator.

BEDROOM THREE

2.83 m x 2.42 m (9'3" m x 7'11" m)

Window to front.

Radiator.

BATHROOM

Window to side.

Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Extractor fan and radiator.

DOUBLE GARAGE

5.25 m x 5.25 m (17'2" m x 17'2" m)

Two roller shutter doors, power and light.

ADDITIONAL INFORMATION

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 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.

REFERNCES


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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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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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ZOOPLA

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.