

CLUBLEYS



23, Battleflats Way,  
Stamford Bridge, YO41 1JN  
TO LET £1,200 PCM



We are pleased to present to the rental market this well presented and modern THREE BEDROOM DETACHED BUNGALOW.

The accommodation briefly comprises;- entrance hall, WC, kitchen, sitting room/dining area, three bedrooms and a modern bathroom. There is also a single garage and gardens to the front and rear.

Holding Deposit 275

Deposit £1385

EPC "C"

Council Tax Band "C"

RENT £1,200 PCM | DEPOSIT £1,380 | AVAILABLE FROM  
East Riding Of Yorkshire Council BAND: C

rightmove 

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA



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.

#### DIRECTIONS

On leaving the office turn left and take a right hand turning on to Church Road. Turn left before the church onto Moor Road, turn left onto Battleflats Way and number 23 can be easily identified on the right hand side.

#### THE ACCOMMODATION COMPRISES:-

##### ENTRANCE HALL

Having a UPVC double glazed side entrance door, coving to ceiling, wooden laminate flooring and a radiator.

##### CLOAKROOM

Having a UPVC double glazed frosted window to the side elevation, wooden laminate flooring, radiator, alarm system, a two piece white suite comprising:- low level WC and wash hand basin set in vanity unit.

##### FITTED KITCHEN

3.03 x 2.55 (9'11" x 8'4")

Having a UPVC double glazed door leading to the garden and a UPVC double glazed window to the side elevation. Fitted with a range of wall and base units, working surfaces, wall mounted gas fired central heating boiler, 1 ½ bowl stainless steel sink unit, electric cooker with ceramic hob and extractor fan over.

##### SITTING ROOM

5.92 x 3.77 (19'5" x 12'4")

Having a UPVC double glazed bay window to the front elevation, coving to ceiling, three wall light points, electric fire set in modern surround, television point, telephone point, double radiator and a single radiator.

##### BEDROOM ONE

3.51 x 2.79 min (11'6" x 9'2" min)

Having a UPVC double glazed window to the rear elevation, fitted wardrobes, two fitted bedside cabinets, and a radiator.

##### BEDROOM TWO

4.40 max x 2.55 (14'5" max x 8'4")

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

##### BEDROOM THREE

2.95 x 2.84 (9'8" x 9'3")

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

##### BATHROOM

Having a UPVC frosted window to the side elevation, fully tiled walls, shaver point, extractor fan, double radiator, three piece white suite comprising:- low level WC, bath with shower over and wash hand basin set in vanity unit.

##### OUTSIDE

Lawned garden to front with mature trees and flower beds. Driveway to side providing ample off street parking leading to:-

##### GARAGE

Having an up and over door, side personnel door, power and lighting.

##### REAR GARDEN

Having a paved patio area immediately beyond the house leading to lawn with mature shrubs, trees and flower beds leading to further paved area. Outside tap.

##### HOLDING DEPOSIT

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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The Deposit Protection Service  
The Pavilions  
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 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.