



THE LOCATION

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. Manor Court Offers is a lift service to all floors, a warden on site and communal facilities including a residents lounge, conservatory, dining service and laundry room within the Manor Court Development.

THE PROPERTY

***** HEATING, ELECTRIC & MAINTENANCE FEES INCLUDED!! *****

We are pleased to offer on the rental market this well presented first floor one bedroom retirement apartment for the over 60's.

THE ACCOMMODATION COMPRISES;

entrance hall, open plan sitting room, kitchen and dining area, bedroom and bathroom. Gas fired central heating, ample off street parking and communal gardens.

**** Please note the tenant will be responsible for the payment of council tax and the minimum compulsory care package. ****



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Front entrance door, telephone intercom system.

LIVING ROOM 19'6" x 9'9" max (5.94m x 2.97m max)

UPVC double glazed window to side, double radiator.

The kitchen area is fitted with wall and base units, working surfaces, part tiled walls, electric cooker and four ring hob with extractor fan over, 1 ½ bowl stainless steel sink unit and fridge/freezer.

BEDROOM 10'4" x 9'10" (3.15m x 2.99m)
UPVC double glazed window to side, double radiator.

BATHROOM

Four piece white suite including step in shower cubicle, panelled bath, low level flush WC, wash basin set in vanity unit. Part tiled walls, double radiator, extractor fan,

ADDITIONAL INFORMATION

REFERENCES

We use Homelet to obtain tenant references, fees are £100 per adult but discount may be available on the second applicant subject to each individuals circumstances.

DEPOSIT & TENANCY AGREEMENT

A deposit will be required, the amount is stated in the main property description. The tenant is responsible for the fees incurred when drawing up the tenancy agreement, this will usually be £120.

SERVICES

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

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday, Wednesday, Friday, 10 am to 5.30 pm Thursday, 9 am - 1 pm Saturday

BOND AND TENANCY AGREEMENT FEES

A bond will be required and tenants are responsible for fees incurred for drawing up the tenancy

agreement.

OBTAINING REFERENCES

We use Homelet and tenants are responsible for the cost of obtaining references through this service.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

DEPOSIT PROTECTION SCHEME

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





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