



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 with call bells fitted throughout the flat, and communal facilities including a residents lounge, conservatory, dining service and laundry room (free of charge) within the Manor Court Development.

THE PROPERTY

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

We are pleased to offer on the rental market this newly refurbished ground 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 a newly fitted modern shower room. Gas fired central heating, ample off street parking and communal gardens. The flat also has benefit of a separate entry door leading outside with space for a seat and flowerpots.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL 8'10" x 4'9" (2.70m x 1.46m)

Entrance door.

OPEN PLAN LIVING 19'6" x 9'10" (5.94m x 2.99m)

Separate entrance door to the rear elevation. Fitted with wall and floor units with work surface, 1.5 bowl stainless steel sink unit, mini oven, microwave and grill, hob with extractor over, part tiled walls, power points.

BEDROOM 10'3" x 9'9" (3.13m x 2.97m)

Window to the rear elevation. Radiator, power points.

SHOWER ROOM 8'10" x 5'9" (2.70m x 1.74m)

Modern suite comprising a walk in shower, low flush WC and wash hand basin set in vanity unit, step in shower cubicle. Fully tiled walls and floor.

SERVICES

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

DEPOSIT & REFERENCES

A deposit will be required, the amount is stated in the main property description.

We use Homelet 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.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

BOND

A bond will be required.

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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