

CLUBLEYS



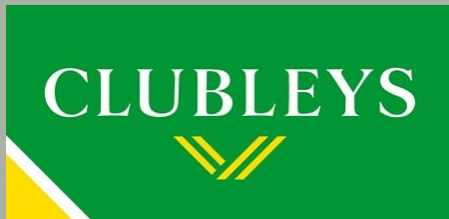
61, Burton Fields Road,
Stamford Bridge, YO41 1JJ
TO LET £750 Per Month



A well presented two bedroom semi detached house, located in a quiet cul-de-sac in the sought after village of Stamford Bridge. The accommodation comprises:- entrance hall, sitting room, inner hall, fitted kitchen, two bedrooms and bathroom. Gas fired central heating. UPVC double glazed. Enclosed rear garden. Off street parking. Deposit Required £865 Available early May. No pets or smokers. *Please note the photos used for marketing are not current but give a good indication of the property.

East Riding of Yorkshire Council - Council Tax Band B

RENT £750 Per Month | DEPOSIT £865 | AVAILABLE FROM 6th May 2022
East Riding Of Yorkshire Council BAND: B



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

UPVC double glazed front entrance door.

SITTING ROOM

4.22 x 3.85 (13'10" x 12'8")

UPVC double glazed window to the front elevation, a UPVC double glazed window to the side elevation, electric fire, television point, radiator and stairs to first floor accommodation.

INNER HALL

Under stairs cupboard.

FITTED KITCHEN

3.83 x 2.71 (12'7" x 8'11")

UPVC double glazed window to the rear elevation, a UPVC double glazed door to the rear elevation.

Fitted with a range of wall and base units, working surfaces, stainless steel sink unit, stainless steel electric oven and electric hob with extractor over, coving to ceiling, recessed ceiling lights, laminate flooring and radiator.

LANDING

Coving to ceiling.

BEDROOM ONE

3.80 x 2.57 (12'6" x 8'5")

2x UPVC double glazed windows to the rear elevation, coving to ceiling and radiator.

BEDROOM TWO

3.80 x 2.70 (12'6" x 8'10")

2x UPVC double glazed windows to the front elevation, coving to ceiling, telephone point and radiator.

BATHROOM

UPVC double glazed frosted window to the side elevation, a three piece white suite comprising of panelled bath with power shower over, wash hand basin set in vanity unit, low level WC, fully tiled walls, tiled flooring and radiator.

OUTSIDE

Gravelled area to the front designed for easy maintenance. Block paved driveway to the side.

REAR GARDEN

Fully enclosed with paved patio area immediately beyond the house leading to a artificial lawn and gravelled area.

ADDITIONAL INFORMATION:

SERVICES

Mains Gas, Water, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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

DEPOSIT PROTECTION SCHEME

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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

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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