

CLUBLEYS



15, Battleflats Way,  
YO41 1JN  
TO LET £875 PCM



AVAILABLE MAY.

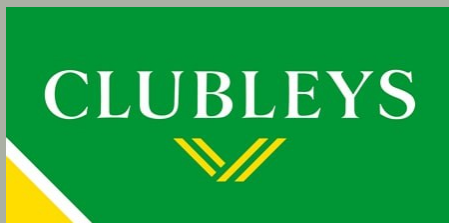
A well presented two bedroom semi detached house located in the highly sought after village of Stamford Bridge.

The accommodation comprises;- entrance porch, sitting room, dining kitchen. Upstairs lies two double bedrooms and bathroom. Outside there is a driveway providing of street parking, front and rear gardens.

No pets or smokers. Deposit required £1009. Holding Deposit £201.

RENT £875 PCM | DEPOSIT £1,009 | AVAILABLE FROM 8th May 2025  
BAND: B





#### ENTRANCE HALL

Having a UPVC double glazed front entrance door.

#### SITTING ROOM

4.26m x 3.83m (13'11" x 12'6")

Having a UPVC double glazed window to the front elevation, stairs to first floor accommodation and a radiator.

#### INNER HALL

Understairs cupboard.

#### DINING KITCHEN

3.81m x 2.70m (12'5" x 8'10")

Having a UPVC double glazed window to the rear elevation and a UPVC double glazed rear entrance door. Fitted with a range of wall and base units, working surfaces, stainless steel sink unit, stainless steel electric oven with four ring gas hob and stainless steel cooker hood over, plumbed for automatic washing machine and dishwasher, part tiled walls, wall mounted gas fired central heating boiler, laminate floor and a radiator.

#### LANDING

#### BEDROOM 1

Having two UPVC double glazed windows to rear elevation and a radiator.

#### BEDROOM 2

3.84m x 2.64m (12'7" x 8'7")

Having two UPVC double glazed windows to the front elevation, radiator.

#### BATHROOM

2.84m x 1.51m (9'3" x 4'11")

Having two UPVC double glazed frosted windows to the side elevation. Three piece white suite comprising:- panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, airing cupboard, access to loft space and a radiator.

#### OUTSIDE

Lawned garden to front with shrub beds. Driveway to side providing ample parking for several vehicles.

#### REAR GARDEN

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

#### ADDITIONAL INFORMATION

Please note the advertising photos are not current but give a good indication to the property.

#### SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

#### 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.

#### 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

#### DEPOSIT & REFERENCES

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

We use Rightmove to obtain tenant/s references.

#### BROADBAND AND MOBILE COVERAGE

The Ofcom website states the average broadband speed of 21 Mbps and a maximum download speed of 1000 Mbps at this postcode YO41 1JN and limited mobile coverage is provided by EE, Three, O2 & Vodafone. The checker results are predictions and should not be regarded as guaranteed.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

#### 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**

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