

CLUBLEYS



42, Roman Avenue South,
Stamford Bridge, YO41 1EZ
TO LET £1,400 Per Calendar Month



A fantastic and spacious three bedroom detached chalet style bungalow, situated in a cul de sac position in the sought after village of Stamford Bridge.

The ground floor accommodation briefly comprises an entrance hall, sitting room, dining kitchen, utility room, bathroom and bedroom. To the first floor lies two further bedrooms. Externally, the property has a front garden with driveway providing ample parking leading to a single garage. To the rear is a large patio area and a lawned garden.

Deposit £1615, holding deposit £320. Available early June.

RENT £1,400 Per Calendar Month | DEPOSIT £1,615 | AVAILABLE FROM
4th June 2026

East Riding of Yorkshire Council BAND: D



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.

ENTRANCE HALL

Front entrance door.
Stairs to first floor, radiator.

SITTING ROOM

6.85 x 3.06 (22'6" x 10'0")
Window to front.
Radiator. Opening to:-

DINING KITCHEN

6.85 x 3.06 (22'6" x 10'0")
Window to rear, sliding doors to rear.
Kitchen comprising wall and floor units comprising space for oven and dishwasher, stainless steel sink unit. Radiator.

UTILITY ROOM

3.28 x 2.00 (10'9" x 6'7")
2x windows to side, door to front.
Wall mounted gas fired central heating boiler, plumbing for washing machine.

BATHROOM

2.66 x 1.67 (8'9" x 5'6")
2x opaque windows to side.
Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Radiator.

BEDROOM TWO

3.51 x 3.40 (11'6" x 11'2")
Window to side.
Under stairs cupboard, radiator.

LANDING

BEDROOM ONE

5.12 x 3.36 (16'10" x 11'0")
Window to front.
Radiator.

BEDROOM THREE

4.16 x 2.57 (13'8" x 8'5")
Window to side.
Eaves storage, radiator.

ADDITIONAL INFORMATION

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

DEPOSIT & REFERENCES

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

We use Rightmove 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.

SERVICES

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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: 0330 3030030

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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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.