

CLUBLEYS



12a, Main Street,  
YO41 1AB  
TO LET £725 PCM

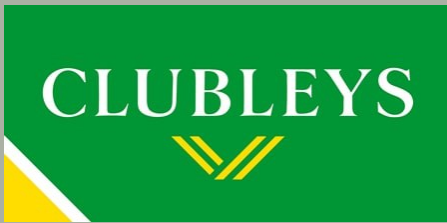


A well-presented two-bedroom first-floor flat, part-furnished and ideally situated on the Main Street of Stamford Bridge, just a short walk from local shops, cafes, and other amenities.

The property offers bright and comfortable accommodation, comprising an entrance hall with stairs leading to the first floor, where you'll find a spacious sitting room, kitchen, two bedrooms, and a shower room. Gas-fired central heating, available now, no pets or smokers.

Available end of May. Viewing is highly recommended. Please contact Clubleys today to book an appointment. Deposit Required £836. Holding Deposit to secure the property £167.  
Council Tax: A

RENT £725 PCM | DEPOSIT £836 | AVAILABLE FROM 19th May 2026  
East Riding of Yorkshire Council BAND: A



## THE ACCOMMODATION COMPRISES;-

### ENTRANCE HALL

Window to front, stairs to first floor.

### LANDING

Radiator.

### SITTING ROOM

4.27m x 2.76m (14'0" x 9'0")

Window to front, radiator.

Sideboard, sofa and footstool, folding table and two chairs.

### KITCHEN

2.72m x 2.15m (8'11" x 7'0")

Velux window.

Fitted with wall and floor units incorporating integrated oven with 4 ring gas hob, stainless steel sink unit. Fridge freezer, washing machine. Part tiled walls.

### BEDROOM ONE

3.58m max x 3.25m max (11'8" max x 10'7" max)

Window to front, radiator, fitted wardrobe.

Double bed, bedside cabinet, dressing table and chair.

### BEDROOM TWO

3.70m x 2.16m (12'1" x 7'1")

Velux window, radiator, fitted wardrobe.

Double bed, bedside cabinet.

### SHOWER ROOM

Velux window, radiator.

Low flush WC, wash hand basin and shower cubicle.

Wall mounted gas fired central heating boiler.

## ADDITIONAL INFORMATION

### SERVICES

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

### 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: 0844 4727000

### HOLDING DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, while reference checks and tenancy agreements are undertaken.

### DEPOSIT & REFERENCES

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


We use Rightmove to obtain tenant/s references.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	74
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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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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sb@clubleys.com  
www.clubleys.com

**ZOOPLA**

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.