

CLUBLEYS



Apartment 8, The Corn Mill,
Stamford Bridge, YO41 1QE
TO LET £895 Per Month



AVAILABLE BEGINNING NOVEMBER

This second floor apartment is oozing with character offering modern living accommodation with original features to include beamed ceilings.

With windows to three elevations in the open plan living area taking advantage of the views towards the River Derwent and Stamford Bridge village, two double bedrooms, master with en-suite and a bathroom.

The Corn Mill was converted in 2005, providing 12 apartments with private parking and communal gardens.

Holding Deposit £205

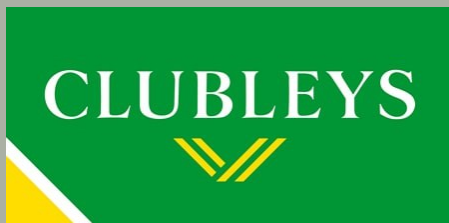
Deposit £1030

EPC "C"

Council Tax Band "D"

RENT £895 Per Month | DEPOSIT £1,030 | AVAILABLE FROM 1st
November 2024

East Riding of Yorkshire Council BAND: D



THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance area with intercom entry system. Stairs and lift for access to the apartment.

SECOND FLOOR

PRIVATE ENTRANCE/LANDING

Entrance door leading into the main hallway of the apartment. Exposed beams and radiator.

OPEN PLAN LIVING AREA

6.84 x 5.52 (max) (22'5" x 18'1" (max))

An amazing open plan living area with windows to three elevations having views over the River Derwent and Stamford Bridge village.

The sitting area has exposed beams and radiator.

Kitchen Area

Fitted with a range of wall and floor units and breakfast bar which separates the living area, work surfaces, recessed lights, integrated appliance's to include fridge freezer, washer/dryer, wall mounted gas fired central heating boiler. Circular sink and drainer, gas hob, electric oven with stainless steel splash back and extractor hood. Exposed beams.

MASTER BEDROOM

4.47 (max) x 3.66 (max) (14'8" (max) x 12'0" (max))

Two windows to the front elevation, exposed beams and radiator.

EN-SUITE SHOWER

Walk in shower cubicle, low flush WC, pedestal hand basin, extractor fan, radiator, part tiled walls, exposed beams.

BEDROOM TWO

3.30 x 2.64 (10'10" x 8'8")

Window to the front elevation.

Radiator, exposed beams.

BATHROOM

Window to the front elevation.

Panelled bath with shower over, low flush WC, pedestal hand basin, part tiled walls, radiator, exposed beams.

OUTSIDE

COMMUNAL GARDENS

The entrance to the Corn Mill is via electronic gates that opens into the parking area which has an allocated parking space and visitor parking area. A gateway leads to a pleasant communal garden overlooking with River Derwent.

Communal storage area to the basement of the building and a private storage area for Apartment 8.

ADDITIONAL INFORMATION

SERVICES

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

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.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

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

clubleys.com



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		
(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

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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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