

CLUBLEYS



2, Sawkill Close,
York, YO41 1SN

TO LET £1,300 Per Calendar Month



A three-bedroom semi-detached home in the popular Saxon Gate development, Stamford Bridge.

The property offers an entrance hall, WC, and an open-plan dining kitchen with integrated appliances. The spacious sitting room features French doors leading to the rear garden. Upstairs, there are three bedrooms all of which having the benefit of fitted wardrobes and the master bedroom including an en-suite shower room, plus a family bathroom.

Outside, there's off-road parking for two cars and a rear garden with a lawn and seating area.

Available beginning of April. No pets or smokers. Deposit £1500. Holding deposit £300. Council Tax East Riding of Yorkshire Council - Band C

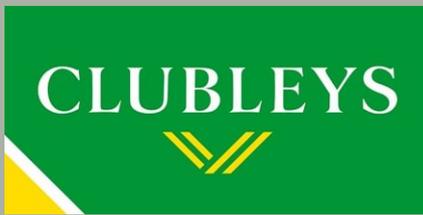
RENT £1,300 Per Calendar Month | DEPOSIT £1,500 | AVAILABLE FROM 1st April
2025

East Riding of Yorkshire Council BAND: C

rightmove 

www.clubleys.com

ZOOPLA



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Radiator.

WC

Suite comprising low flush WC and wash hand basin.
Extractor fan, radiator.

DINING KITCHEN

5.66 x 3.65 max (18'6" x 11'11" max)

Windows to front and side.

Fitted with wall and base units comprising working surfaces, stainless steel sink unit, integrated oven with four ring gas hob, integrated fridge freezer, dishwasher and washing machine. Tiled flooring, under stairs cupboard and radiator.

SITTING ROOM

4.73 x 3.35 (15'6" x 10'11")

French doors to rear.

2x radiators.

FIRST FLOOR

LANDING

Access to loft space, storage cupboard.

MASTER BEDROOM

4.17 max x 3.29 max (13'8" max x 10'9" max)

Window to rear.

Fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

2.34 x 1.40 (7'8" x 4'7")

Window to side.

Suite comprising step in shower cubicle, low flush WC and wash hand basin. Extractor fan, ladder style heated towel rail.

BEDROOM TWO

3.55 x 2.62 (11'7" x 8'7")

Window to front.

Fitted wardrobes, radiator.

BEDROOM THREE

2.70 x 2.01 (8'10" x 6'7")

Window to front.

Fitted wardrobes, radiator.

FAMILY BATHROOM

1.80 x 1.69 + door recess (5'10" x 5'6" + door recess)

Window to side.

Suite comprising panelled bath, low flush WC and wash hand basin. Extractor fan, ladder style heated towel rail.

OUTSIDE

Externally the property offers off road parking for two cars to the front, and a rear garden, lawned garden with a seating area.

ADDITIONAL INFORMATION

SERVICES

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

BROADBAND AND MOBILE COVERAGE

The Ofcom website states the average broadband speed of 1800 Mbps and a maximum download speed of 1000 Mbps at this postcode YO41 1SN and mobile coverage is provided by EE, Three, O2 & Vodafone. The checker results are predictions and should not be regarded as guaranteed.

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

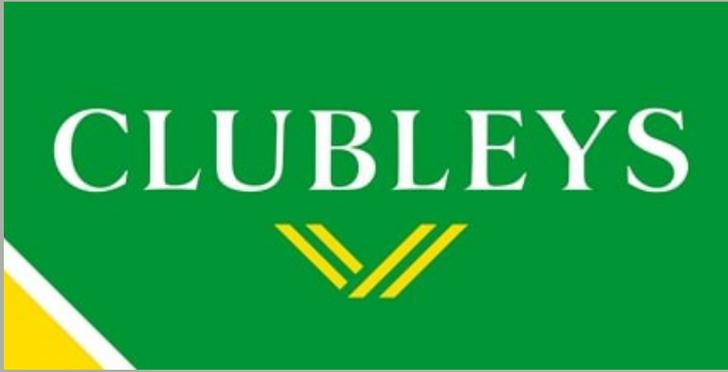
A holding deposit may be taken from the tenant/s to reserve a property, while reference checks and tenancy agreements are undertaken.

DEPOSIT & REFERENCES

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

We use Rightmove to obtain tenant/s references.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

8 The Square, Stamford Bridge, York, YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com

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