

CLUBLEYS



3, Woodhouse Close,
Stamford Bridge, YO41 1FW
TO LET £1,100 Per Calendar Month



New to the rental market, we offer this spacious two bedroom detached home offering modern living accommodation throughout.

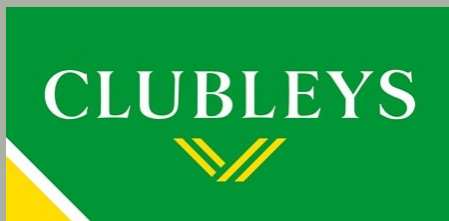
The accommodation briefly comprises;- entrance hall, WC/utility, open plan kitchen diner with bi folding doors to the garden and a sitting room. To the first floor lies two double bedrooms and a house bathroom.

Externally, the property offers off road parking and a fully enclosed garden with access gate. The property is furnished, with possible flexibility.

Available beginning January, holding deposit £253, deposit £1269, EPC Rating- B, Council Tax Band- D, no pets or smokers.

RENT £1,100 Per Calendar Month | DEPOSIT £1,269 | AVAILABLE FROM
5th January 2026

East Riding of Yorkshire Council BAND: D



THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

Front entrance door and door to rear.

Cupboard housing gas fired boiler, tiled flooring, under floor heating.

WC / UTILITY

2.19 x 1.37 (7'2" x 4'5")

Window to rear.

Suite comprising low flush WC and wash hand basin. Space for washing machine and dryer, chrome ladder style towel rail, extractor fan. Tiled floor and under floor heating.

DINING KITCHEN

4.96 x 4.33 (16'3" x 14'2")

Window to front and bi folding doors to side.

Wall and base units comprising of working surfaces, sink unit, integrated appliances including eye level oven and microwave, five ring gas hob, fridge freezer and dishwasher. Tiled flooring, under floor heating.

SITTING ROOM

5.94 x 3.43 (19'5" x 11'3")

Window to front and side.

Under floor heating.

FIRST FLOOR

LANDING

Window to rear.

Radiator.

BEDROOM ONE

4.35 x 3.81 (14'3" x 12'5")

Window to rear.

Fitted wardrobes/cupboards, eaves storage and radiator.

BEDROOM TWO

3.61 x 3.38 (11'10" x 11'1")

Window to rear.

Fitted cupboards and radiator.

BATHROOM

2.25 x 2.20 (7'4" x 7'2")

Velux window to front.

Suite comprising low flush WC, wash hand basin bath and separate shower cubicle. Fully tiled walls

and floor, chrome ladder style towel rail and extractor fan.

OUTSIDE

The property benefits from off road parking and a fully enclosed garden comprising of a covered area, raised beds, a patio seating areas and an artificial lawn for low maintenance.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom.

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.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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

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.