

CLUBLEYS



12, Heather Bank,
Stamford Bridge, YO41 1EU
TO LET £1,200 Per Calendar Month



A LOVELY THREE BEDROOM DETACHED HOUSE LOCATED IN A SOUGHT AFTER AREA!

The accommodation briefly comprises:- entrance hall, sitting room, dining room, kitchen, 3 bedrooms & bathroom. Gas fired central heating. Upvc double glazed. Driveway providing ample parking, garage. Gardens to the front and rear. Available beginning of June, bond required £1380. Holding deposit £275.

RENT £1,200 Per Calendar Month | DEPOSIT £1,380 | AVAILABLE FROM
2nd June 2025

East Riding of Yorkshire Council BAND: C

DIRECTIONS

On entering the village of Stamford bridge on the A166 from York turn right onto Church Road, continue along this road and then turn right into Low Catton Road and then take the right hand turning onto Huntsman Lane, turn right onto Heatherbank where number 12 can be located near the end of the cul-de-sac on the right hand side.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Upvc double glazed front entrance door and window to the side.
Radiator, stairs to first floor.

SITTING ROOM

4.73 x 3.30 + Recess (15'6" x 10'10" + Recess)
Upvc double glazed window to the front.
Coal effect gas fire set in modern fireplace and surround, double radiator, ceiling coving, power points, opening to:-

DINING ROOM

3.22 x 2.40 (10'7" x 7'10")
Upvc double glazed patio doors to the rear garden.
Double radiator, power points.

KITCHEN

4.40 x 2.11 (14'5" x 6'11")
Upvc double glazed window to the rear and side.
Fitted with a range of wall and floor units incorporating electric oven, ceramic hob with cooker hood over, fridge, work surface, single drainer stainless steel sink unit, plumbed for washing machine, under stairs cupboard.

GARAGE

5.85 x 2.76 (19'2" x 9'1")
Up and over garage door, wall mounted gas fired central heating boiler, power points.

FIRST FLOOR ACCOMMODATION**LANDING**

Upvc double glazed window to the side.
Airing cupboard housing hot water cylinder, power points.

BEDROOM 1

4.47 x 2.68 (14'8" x 8'10")
Upvc double glazed window to the front.
Radiator, power points.

BEDROOM 2

3.49 x 2.69 (11'5" x 8'10")
Upvc double glazed window to the rear.
Laminate wood floor, radiator, power points.

BEDROOM 3

2.33 x 1.81 + door recess (7'8" x 5'11" + door recess)
Upvc double glazed window to the front.
Radiator, power points.

BATHROOM

1.94 x 1.72 (6'4" x 5'8")
Upvc double glazed opaque window to the rear.
White suite comprising panelled bath with electric shower over and shower screen, pedestal hand basin, low flush WC, recessed ceiling lights, chrome ladder style heated towel radiator, tiled floor, tiled walls.

OUTSIDE**GARDENS**

There is a lawn garden to the front of the property with a pathway leading to the enclosed rear garden.

Immediately beyond the house there is a raised decked area leading onto the lawn garden with flower borders.

ADDITIONAL INFORMATION

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

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.

BROADBAND AND MOBILE COVERAGE


The Ofcom website states the average broadband speed of 16 Mbps and a maximum download speed of 1000 Mbps at this postcode YO41 1EU and limited mobile coverage is provided by EE, Three, O2 & Vodafone. The checker results are predictions and should not be regarded as guaranteed.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	83
(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

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

8 The Square, Stamford Bridge, York, YO41 1AF
 01759 373709
 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.