

CLUBLEYS



69, Huntsman Lane,  
Stamford Bridge, YO41 1ET  
TO LET £1,500 Per Calendar Month



**\*\*SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE OVERLOOKING CRICKET GROUNDS TO REAR\*\***

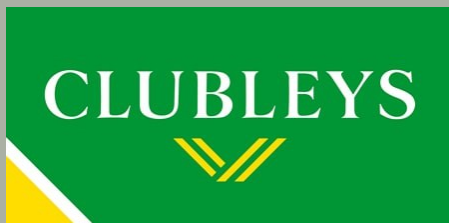
**\*\*MODERN OPEN PLAN KITCHEN DINER\*\***

**\*MASTER BEDROOM WITH EN SUITE\***

Available end of September, minimum 12 month contract, No pets or smokers. Holding deposit required £346. Deposit £1730.

**RENT £1,500 Per Calendar Month | DEPOSIT £1,730 | AVAILABLE FROM  
30th September 2024**

**East Riding Of Yorkshire Council BAND: E**



#### 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 second right hand turning onto Huntsman Lane where number 69 is located on the right hand side and is easily identified by our to let board.

#### THE ACCOMMODATION COMPRISES:-

##### ENTRANCE HALL

UPVC double glazed front entrance door.  
Fitted cupboard, stairs to first floor, radiator.

##### CLOAKROOM

Window to the side elevation.  
Two piece white suite comprising low level WC and wash hand basin, chrome ladder style radiator.

##### SITTING ROOM

6.06 x 3.67 (19'11" x 12'0")  
Bay window and feature arch window elevation.  
Contemporary feature wall mounted electric fire, TV point, telephone point, 2x radiators.

##### LIVING KITCHEN

6.43 x 6.05 (21'1" x 19'10")  
Fitted with a range of wall and base units, working surfaces, 1 ½ bowl stainless steel sink unit, eye level electric cooker, five ring gas hob with extractor fan over, integrated fridge, integrated dishwasher, two TV points and two contemporary wall mounted radiators.  
Bi folding doors leading to enclosed rear garden with open views over the sports fields.

##### UTILITY ROOM

2.72 x 2.43 (8'11" x 8'0")  
Window to the rear elevation, door to rear garden.  
Fitted with a range of wall and base units, working surfaces, 1 ½ bowl stainless steel sink unit, wall mounted gas fired central heating boiler, radiator.

##### LANDING

Feature arch window to the side.

##### BEDROOM ONE

4.10 x 3.32 (13'5" x 10'11")  
Window to the rear.  
TV point, radiator.

##### EN-SUITE SHOWER ROOM

Step in shower cubicle, low level WC and wash hand basin.  
Tiled flooring, recessed ceiling spot lights.

##### BEDROOM TWO

2.64 x 3.30 (8'8" x 10'10")  
Window to the rear.  
TV point, radiator.

##### BEDROOM THREE

3.64 x 2.64 (11'11" x 8'8")  
Window to the front.  
TV point, radiator.

##### BEDROOM FOUR

3.66 x 3.36 (12'0" x 11'0")  
2x Windows to front and side.  
TV point, radiator.

##### FAMILY BATHROOM

Opaque window to side.  
White suite comprising panelled bath with electric shower over, low level WC and wash hand basin.

##### OUTSIDE

Lawned to front with driveway to side providing ample off street parking for several vehicles leading to:

##### GARAGE

Electric door, power and light.

##### REAR GARDEN

Patio area immediately beyond the house leading to lawn with open views over the sports fields.

##### ADDITIONAL INFORMATION:-

Please note the advertising 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.




clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>57</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
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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**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.