

# 22 Hardrada Way **Stamford Bridge YO41 1LT**



Lovely detached three bedroom home having had a recently fitted new kitchen and bathroom with neutral decor throughout. The property is located in a sought after cul-de-sac in the popular village of Stamford Bridge close to the local

RENT £975 Per calendar month | DEPOSIT £1,125 | HOLDING DEPOSIT £225



## **ROOM MEASUREMENTS**

**ENTRANCE HALL** SITTING ROOM

4.46m (into bay) x

**DINING KITCHEN CONSERVATORY**  2.57m (Max) x 5.03m

3.79m x 2.76m

2.93m x 2.96m + door **BEDROOM ONE** 

recess

**BEDROOM TWO BEDROOM THREE BATHROOM** 

2.9m x 2.57m 2.01m x 1.96m 2.01m x 1.67m

All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

### **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 Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0844 4727000

### HOLDING DEPOSIT

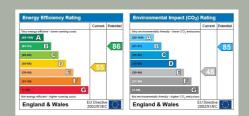
A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the tenancy, your holding deposit will be 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 would be refunded.





**VIEWING**By appointment with the agent.

**OPENING HOURS**9 am to 5:30 pm Monday to Friday &
9 am to 3 pm Saturday



sb@clubleys.com

