



THE LOCATION

THE PROPERTY

"ONE NOT TO BE MISSED" An immaculate four bedroom detached family home situated in the sought after area of Stamford Bridge, with south facing rear garden and views over open countryside. The accommodation comprises:- entrance hall, sitting room, dining room, breakfast kitchen, conservatory, four bedrooms, master with en-suite shower and a family bathroom. Outside there is an integral garage, driveway providing off road parking and gardens to the front, rear and side. Upvc double glazed windows and gas fired central heating.



THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, ceiling coving, stairs to first floor.

SITTING ROOM 14'2" x 12'3" (4.33m x 3.74m)

Upvc double glazed window to the front elevation. Coal effect gas fire set in marble fireplace and hearth with wood surround, double radiator, ceiling coving, solid wood flooring, opening to:-

DINING ROOM 9'1" x 8'9" (2.76m x 2.67m)

Upvc double doors leading to the Conservatory. Double radiator, dado rail.

BREAKFAST KITCHEN 15'9" x 8'8" (4.79m x 2.65m)

Upvc door and window to the rear elevation. Well fitted with a range of wall and floor units incorporating eye level stainless steel oven with convection microwave oven and grill, integrated dishwasher, fridge/freezer, induction hob with cooker hood over, plumbed for washing machine, 1.5 bowl sink unit, work surfaces, wood effect flooring, understairs store cupboard.

CONSERVATORY 11'5" x 8'8" (3.49m x 2.65m)

French windows leading to the rear garden. Tiled floor, power points.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 13'2" x 12'6" (max) (4.02m x 3.81m (max))

Upvc double glazed window to the front elevation. Radiator, ceiling coving, shelved cupboard with radiator.

EN-SUITE SHOWER

Upvc double glazed opaque window to the front elevation. Shower cubicle, pedestal hand basin, low flush WC, Chrome ladder style radiator, fully tiled walls and floor.

BEDROOM TWO 9'1" x 10'1" (2.78m x 3.08m)

Upvc double glazed window to the rear elevation. Access to loft, ceiling coving, radiator.

BEDROOM THREE 9'2" x 8'6" (2.80m x 2.58m)

Upvc double glazed window to the front elevation. Radiator, ceiling coving.

BEDROOM FOUR 9'2" (max) x 8'10" (max) (2.79m (max) x 2.70m (max))

"L Shaped"

Upvc double glazed window to the rear elevation. Radiator, ceiling coving.

FAMILY BATHROOM 6'8" x 6'0" (2.04m x 1.84m)

Upvc double glazed opaque window to the rear elevation. Panelled bath with mixer tap shower attachment, pedestal hand basin, low flush WC, fully tiled walls and floor, extractor.



OUTSIDE

INTEGRAL GARAGE

Up and over door, power and light, wall mounted gas fired central heating boiler.

GARDENS

To the front of the property there is a driveway and gravelled area providing additional off road parking, a paved pathway leading to the rear of the property and a lawned garden with mature shrubs borders and a garden shed. Immediately beyond the property is a paved patio area leading on to a fully enclosed lawned garden, mature flower and shrub borders and a gated access down the side of the property.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday, Wednesday, Friday, 10 am to 5.30 pm Thursday, 9 am - 1 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your

individual requirements with you. Please ring 01759 373709 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

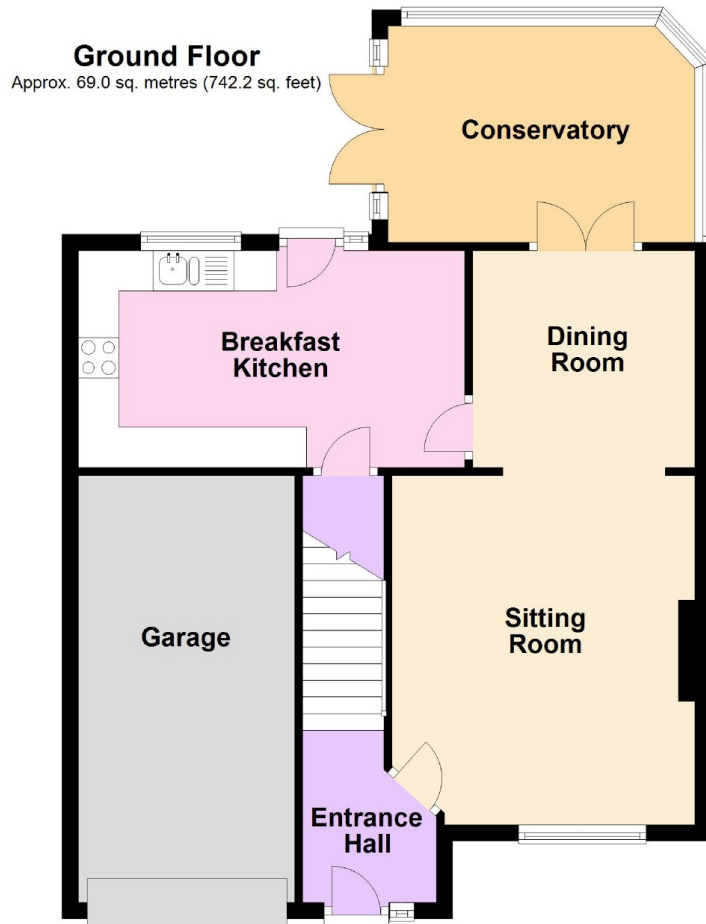
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





Floor Plan

This plan is for illustrative purposes only



Total area: approx. 120.1 sq. metres (1292.3 sq. feet)

CLUBLEYS

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