

CLUBLEYS

7 Wyles Way
Stamford Bridge, YO41 1SB

Reduced to
£249,950



THE LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

THE PROPERTY

NEW TO THE MARKET.

Built in 2018 by David Wilson Homes.

A well presented three bedroom semi-detached house comprising entrance hall, sitting room, dining kitchen, downstairs WC, 3 bedrooms, master with en-suite and a family bathroom. Outside there are gardens to the front and rear with a driveway to the side of the property leading to the garage.

NOT TO BE MISSED - CALL CLUBLEYS TODAY TO ARRANGE AN APPOINTMENT ON 01759 373709 OR 01904 202544



THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL 4'11" x 4'3" (1.50m x 1.29m)
Front entrance door.
Radiator.

DOWNSTAIRS CLOAKROOM
Low flush WC, pedestal hand basin with tiled splash back.

SITTING ROOM 15'1" (+Bay) x 11'11" (max) (4.61m (+ Bay) x 3.64m (max))
Window to the front elevation.
Two radiators, under stairs cupboard.

INNER HALL
Radiator and stairs to first floor.

DINING KITCHEN 15'6" x 10'9" (4.72m x 3.27m)
Double doors and one window to the rear elevation.
Fitted with a range of wall and floor units incorporating integrated fridge/freezer, washing machine and dishwasher, electric oven, 4 ring gas hob with extractor over, single drainer sink unit, work surface, radiator, gas fired central heating boiler within wall cupboard.

FIRST FLOOR ACCOMMODATION

LANDING
Access to loft, store cupboard.

BEDROOM ONE 10'9" x 10'6" (max) (3.27m x 3.21m (max))
Two windows to the rear elevation.
Radiator, fitted shelf over stairs.

EN-SUITE SHOWER ROOM 6'9" x 4'6" (2.07m x 1.37m)
Window to the side elevation.
Walk in shower, pedestal hand basin with tiled splash back, low flush WC, ladder style radiator

BEDROOM TWO 12'9" (max) x 8'1" (3.88m (max) x 2.46m)
Window to the front elevation.
Radiator.

BEDROOM THREE 7'5" x 7'1" (2.27m x 2.17m)
Window to the front elevation.
Radiator.

FAMILY BATHROOM 7'1" x 5'11" (max) (2.16m x 1.81m (max))
Window to the side elevation.
White suite comprising panelled bath, pedestal hand basin, ladder style radiator, part tiled walls.

OUTSIDE

GARAGE
Up and over door, power and light.

GARDENS
To the front of the property there is a lawn garden with paved pathway leading to the front door. To the side there is a driveway leading to the garage and providing off road parking.
The rear garden is fully enclosed with fence boundaries, paved patio area's and lawn garden.

ADDITIONAL INFORMATION

APPLIANCES
None of the appliances have been tested by the agent.

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

LOCAL AUTHORITY
East Riding of Yorkshire Council Band C

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@dal.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.

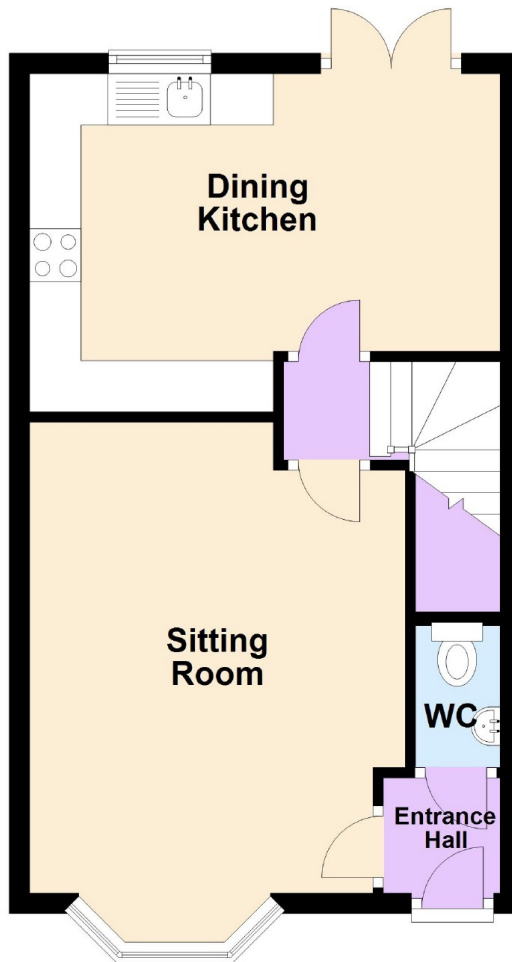
MORTGAGES
We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.
A broker fee of £199 will be charged on application.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



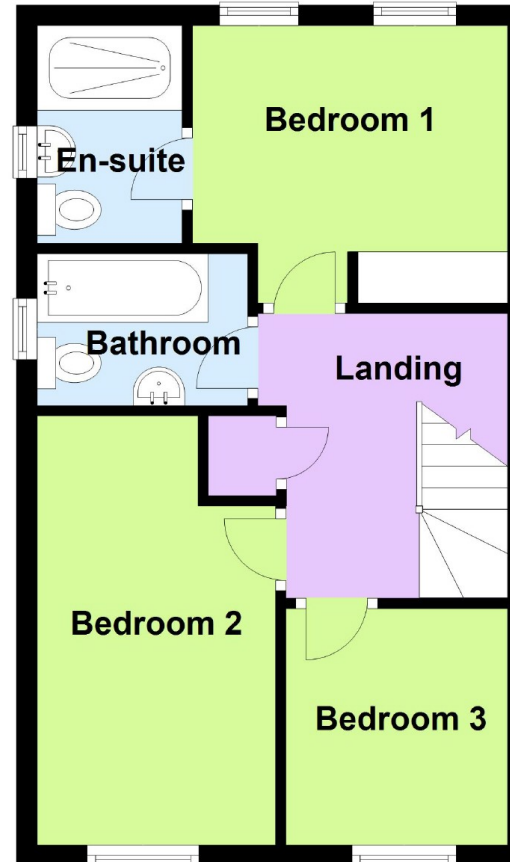
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



CLUBLEYS

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A		95	A		98
B			B		86
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		