



**OPEN DAY - 21ST OCTOBER 10am-12pm - NO APPOINTMENT NECESSARY**



## 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

OPEN DAY SATURDAY 21ST OCTOBER 2017 - NO APPOINTMENT NECESSARY - 10AM - 12 NOON

We are pleased to welcome to the market this immaculately presented four bedroom detached house located within a quiet cul de sac in this sought after village. Viewing highly recommended. The accommodation comprises:- Entrance hall, sitting room, dining room, fitted kitchen, utility room, cloakroom, master bedroom with en suite shower room, 3 further bedrooms and family bathroom. Gas fired central heating. Double glazed. Driveway leading to garage. Front and rear gardens.

SB460/05/17



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Double glazed front entrance door, stairs to first floor, coving to ceiling, radiator.

**SITTING ROOM** 13'5" X 13'4" (4.1 X 4.06)  
Window to the front elevation. Gas fire set in Adams style surround with marble effect inset and hearth, coving to ceiling, under stairs cupboard, TV point, radiator.

**DINING ROOM** 8'10" X 8'0" (2.7 X 2.44)  
Upvc double glazed French doors to rear garden. Coving to ceiling, radiator.

**FITTED KITCHEN** 12'0" X 9'0" (3.66 X 2.75)  
Window to the rear elevation. Fitted with a range of wall and base units, working surfaces, single drainer sink unit, electric oven with gas hob and extractor over, integrated fridge and freezer, breakfast bar, tiled floor, recessed spot lighting, radiator.

### UTILITY ROOM

Double glazed door to rear garden. Working surface, wall mounted gas fired central heating boiler, tiled walls and tiled floor.

### CLOAKROOM

Frosted window to the side elevation. Low level WC, wash hand basin set in vanity unit, part tiled walls and tiled floor, radiator.

### LANDING

Coving to ceiling.

### BEDROOM 1

13'7" X 11'6" (4.13 X 3.51)  
Window to the front elevation. Fitted wardrobes to 1 wall, coving to ceiling, airing cupboard, radiator.

### ENSUITE SHOWER ROOM

Frosted window to the front elevation. 3 Piece pale suite comprising, step in shower cubicle, wash hand basin set in vanity unit, low level WC, recessed ceiling spot lights, tiled walls and tiled floor, radiator.

### BEDROOM 2

11'2" X 9'5" (3.41 X 2.88)  
Window to the rear elevation. Fitted wardrobes and dressing table unit to 1 wall, coving to ceiling, radiator.

### BEDROOM 3

14'2" X 8'7" (4.33 X 2.61)  
Windows to the front and side elevations. Fitted wardrobes to 1 wall, coving to ceiling, radiator.

### BEDROOM 4

8'9" X 8'7" (2.67 X 2.61)  
Window to the rear elevation. Coving to ceiling, wardrobes, radiator.

### FAMILY BATHROOM

Frosted window to rear elevation. 3 Piece white suite comprising panelled bath with shower over, wash hand basin set in vanity unit, low level WC, part tiled walls and tiled floor, recessed spot lighting, radiator.



## OUTSIDE

Lawned garden to front with shrub beds. Driveway to side providing off street parking for 2 vehicles leading to:-

## GARAGE

Up and over door, power and light.

## REAR GARDEN

Fully enclosed and enjoying a high level of privacy the rear garden has a paved patio immediately beyond the house leading to lawn with mature flower, tree and shrub beds and borders.

## ADDITIONAL INFORMATION

This draft particulars are awaiting approval.

## LOCAL AUTHORITY

East Riding of Yorkshire Council

## 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](mailto: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.



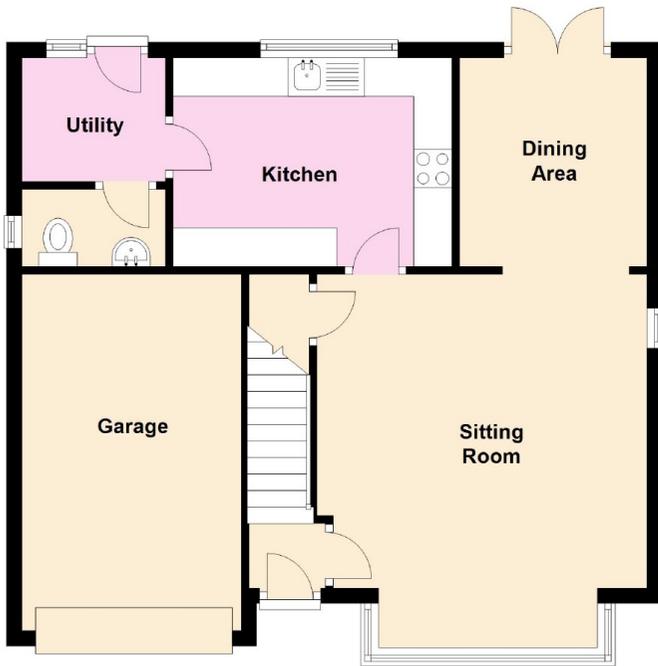


## Floor Plan

This plan is for illustrative purposes only

### Ground Floor

Approx. 52.2 sq. metres (562.4 sq. feet)



### First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 108.3 sq. metres (1165.5 sq. feet)

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

Energy Efficiency Rating: Current 66, Potential 75  
 Environmental Impact (CO<sub>2</sub>) Rating: Current 61, Potential 71

