



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

*****SOUGHT AFTER LOCATION***** A spacious 4 bedroom detached house built by Sawden & Simpson, located within a quiet cul de sac on this sought after development, towards the outskirts of Stamford Bridge. The family sized accommodation comprises:- entrance hall, cloakroom, sitting room, dining kitchen, dining room, 4 bedrooms & bathroom. Gas fired central heating. Upvc double glazed. Block set driveway providing ample parking for several vehicles leading to the garage. Lawned garden to front. Fully enclosed rear and side garden with views over open countryside and enjoying a high level of privacy.

REF. SB501/0318



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Upvc double glazed front entrance door with glazed side panels. Cloaks cupboard, stairs to first floor, telephone point, radiator.

CLOAKROOM

Upvc double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin.

SITTING ROOM 19'9" x 11'11" (6.02m x 3.64m)

Upvc double glazed hanging bay window & Upvc double glazed feature arch window to front elevation.

Fireplace, ceiling coving, understairs storage cupboard, radiator.

DINING KITCHEN 19'9" x 9'0" (6.03m x 2.74m)

Upvc double glazed windows to rear elevation and Upvc double glazed side entrance door.

Fitted with a range of wall and base units, 1.5 bowl sink unit, integrated electric oven and 4 ring gas hob, plumbed for automatic washing machine and dishwasher, coving to ceiling, radiator.

DINING ROOM 13'11" x 10'8" (4.25m x 3.26m)

Upvc double glazed patio doors to rear elevation. Coving to ceiling, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed feature arch window to side elevation. Access to part boarded loft space with loft ladder, radiator.

BEDROOM ONE 11'11" x 10'11" (3.62m x 3.32)

Upvc double glazed window to front elevation. Fitted cupboard housing gas fired central heating boiler, coving to ceiling.

BEDROOM TWO 12'1" x 8'8" (3.68m x 2.63m)

Upvc double glazed windows to front and side elevations. Ceiling coving, radiator.

BEDROOM THREE 13'5" x 10'9" (4.09m x 3.27m)

Upvc double glazed window to rear elevation. Ceiling coving, radiator.

BEDROOM FOUR 10'9" x 8'8" (3.27m x 2.64m)

Upvc double glazed window to rear elevation. Ceiling coving, radiator.

BATHROOM

2 Upvc double glazed frosted windows to side elevation. Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, chrome ladder style radiator.

OUTSIDE

GARAGE 21'5" x 9'6" (6.52m x 2.9m)

Up and over door, power and light, door to rear garden, water tap.

GARDENS

To the front of the property there is a lawned garden with wrought iron gate leading to the rear garden and a block set driveway providing ample off road parking leading to the garage.

The large rear and side garden is mainly laid to lawn with mature hedging enjoying a large degree of privacy, a gateway leading to a further garden with views of open countryside toward the River Derwent.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

None of the gas or electrical appliances have been tested by the Agent.

LOCAL AUTHORITY

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.

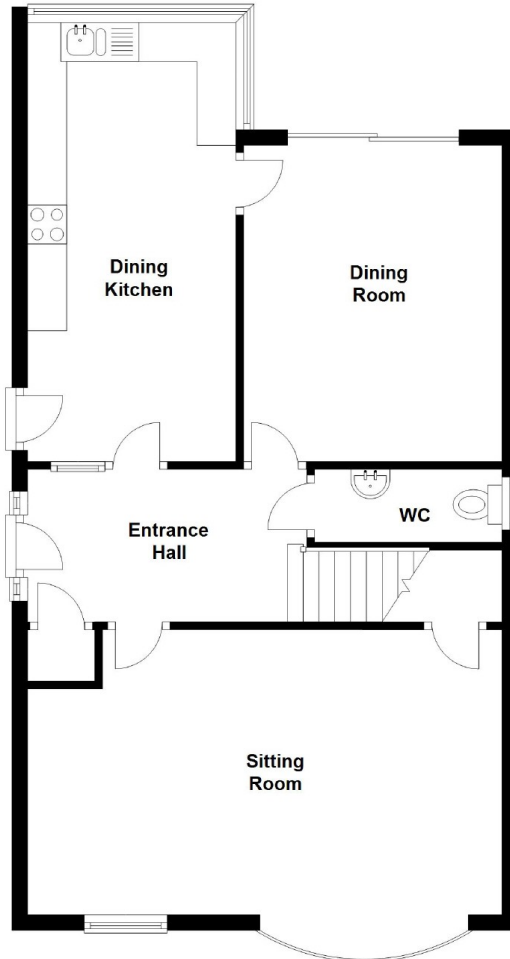


Floor Plan

This plan is for illustrative purposes only

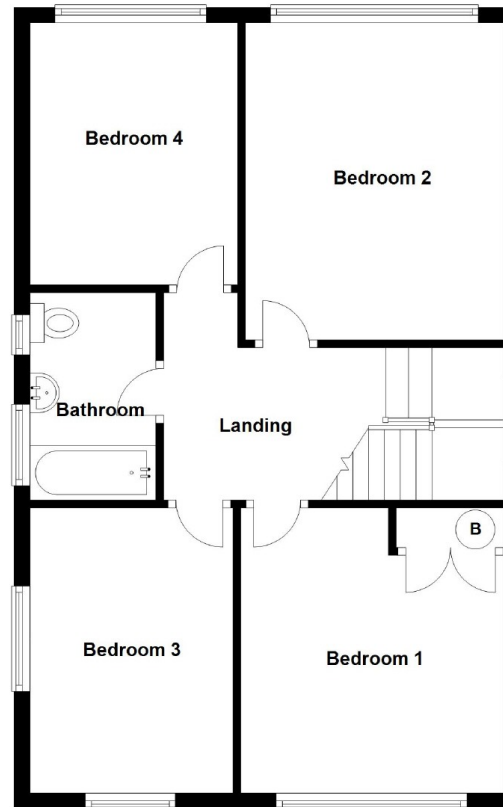
Ground Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 124.2 sq. metres (1336.5 sq. feet)

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