



47, Huntsmans Lane,
Stamford Bridge, YO41 1ET
£465,000



ABOUT THE PROPERTY

Situated and standing proudly in a prime location on the highly regarded Huntsmans Lane Estate in Stamford Bridge, we are delighted to offer this substantial four/five bedroom detached family home sitting on a generously sized plot.

Step inside to be welcomed by a spacious entrance hall that has been opened to the dining kitchen which certainly has the wow-factor. The kitchen is modern and stylish together with a Rangemaster oven and integrated appliances, enjoying two bi-folding doors which open fully on to the rear patio with views over the garden. The ground floor also accommodates a separate sitting room to the front with log burner, and a cloakroom/WC. To the first floor there is a landing providing access to four double bedrooms, guest bedroom/sitting room and a family bathroom. The master bedroom is serviced by a fantastic en suite bathroom with a feature roll-top bath, and the guest bedroom/sitting room also having benefit of a further en suite shower room with walk in shower.

Externally the property offers ample off road parking for several vehicles leading to a single garage and a lawned garden. To the rear there is a paved patio seating area immediately beyond the house and a generous sized lawned garden which backs on to the Stamford Bridge Cricket Grounds.

In brief, we urge you to arrange an early viewing of this fantastic property which is sure to appeal to the discerning buyer.







Tenure: Freehold
East Riding of Yorkshire Council
Band: F

THE LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, dentist, 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

The accommodation comprises of:

ENTRANCE HALL

Side entrance door.

Stairs to first floor, storage cupboard and radiator.

WC

2.32m x 0.89m (7'7" x 2'11")

Low flush WC and pedestal hand basin. Tiled flooring and chrome ladder style radiator.

OPEN PLAN KITCHEN

7.73m max x 6.06m max (25'4" max x 19'10" max)

2x bi folding doors to rear and side, window to rear.

Bespoke kitchen with wall and base units comprising quartz working surfaces and 1 1/2 bowl sink, integrated appliances including fridge/freezer, washing machine, dishwasher and eye level microwave. Rangemaster oven with gas hob and extractor fan over. 2x designer radiators.

SITTING ROOM

6.06m x 3.60m (19'10" x 11'9")

Bay window to front and arch window to front.

Log burner with tiled hearth, under stairs cupboard and 2x radiators.

LANDING

Arch window to side on half landing.

Access to loft and radiator.

MASTER BEDROOM

3.77 + door recess x 2.91m (12'4" + door recess x 9'6")

Window to rear.

Radiator.

EN SUITE BATHROOM

2.89m x 2.17m (9'5" x 7'1")

Opaque window to front.

Suite comprising roll top bath, low flush WC and pedestal hand basin. Nickel heated towel rail, tiled flooring with under floor heating and extractor fan.

GUEST BEDROOM / SITTING ROOM

4.67m x 2.63m (15'3" x 8'7")

Window to rear.

Fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

2.00m x 1.62m (6'6" x 5'3")

Opaque window to side.

Suite comprising walk in shower, low flush WC and pedestal hand basin. Chrome ladder style radiator, fully tiled walls and flooring, extractor fan.

BEDROOM TWO

4.22m x 3.31m (13'10" x 10'10")

Window to rear.

Storage cupboard housing hot water cylinder, radiator.

BEDROOM THREE

3.36m x 3.30m (11'0" x 10'9")

Window to front.

Radiator.

BEDROOM FOUR

3.60m x 2.65m (11'9" x 8'8")

Window to front and side.

Radiator.

FAMILY BATHROOM

2.71m x 1.66m (8'10" x 5'5")

Opaque window to side.

Suite comprising panelled bath with shower over, low flush WC and pedestal hand basin. Chrome ladder style radiator, fully tiled walls and flooring, extractor fan.

OUTSIDE

GARAGE

6.07m x 2.99m (19'10" x 9'9")

Door to front and personnel door to side.

Wall mounted Worcester gas fired central heating boiler with Hive control.

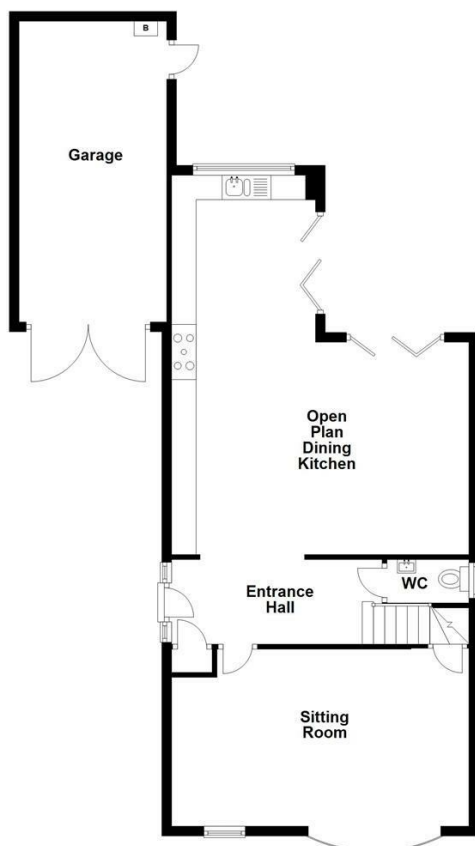
SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





Ground Floor
Approx. 89.4 sq. metres (961.9 sq. feet)



First Floor
Approx. 86.6 sq. metres (932.6 sq. feet)

Total area: approx. 176.0 sq. metres (1894.5 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

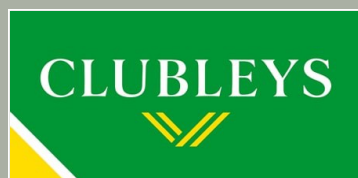
FREE VALUATIONS FOR SALE

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 01430 874000 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 Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.co.uk 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. Holmeifield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	75
EU Directive 2002/91/EC		

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.