



10, James Lloyd Drive,
Stamford Bridge, YO41 1FF
£445,000



Situated in an enviable position with open views to the front up to the Yorkshire Wolds, we are delighted to offer this immaculately presented substantial four bedroom detached family home.

Step inside to be greeted by a light and spacious entrance hall open to the living kitchen with integrated appliances and bi folding doors to the rear garden. Furthermore there is a dual aspect sitting room, a study room, utility and WC. To the first floor lies four bedrooms (the master having en suite facilities) and a family bathroom.

Externally there is a driveway to the front providing ample off road parking and leading to the garage. The vendors have enhanced the rear garden by adding a fantastic patio area level with the property bringing the outside in.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band F.

An early viewing is highly recommended to appreciate both the accommodation on offer and the property situation. Contact Clubleys on 01759 373709 to arrange an appointment.



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, dental surgery, shops, public houses, cafés, 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 No.10 local bus service. The village has a lovely community feel and is also conveniently placed for commuting to Leeds & beyond via the A166 & A64.

THE PROPERTY

The accommodation comprises of:

ENTRANCE HALL

4.96 x 2.05 (16'3" x 6'9")

Front entrance door.

Stairs to first floor, radiator. Luxury vinyl flooring.

SITTING ROOM

5.96 x 3.58 + Bay (19'7" x 11'9" + Bay)

Windows to front and rear.

2x radiators.

OPEN PLAN KITCHEN

4.27 x 3.70 (14'0" x 12'2")

2x Bi-folding doors to rear.

Fitted with a range of wall and base units comprising single oven with plate warming drawer and combi microwave, 4 ring gas hob, integrated fridge/freezer and dishwasher, stainless steel sink unit. 2x radiators. Luxury vinyl flooring.

UTILITY

1.89 x 1.18 (6'2" x 3'10")

Stainless steel sink unit, plumbing for automatic washing machine. Luxury vinyl flooring.

WC

1.61 x 1.57 (5'3" x 5'2")

Opaque window to side.

WC and wash hand basin. Luxury vinyl flooring.

STUDY

2.86 x 2.15 (9'5" x 7'1")

Windows to front and side.

Radiator. Luxury vinyl flooring.

LANDING

Window to rear.

Radiator.

MASTER BEDROOM

5.96 narrowing to 3.99 x 3.01 (19'7" narrowing to 13'1" x 9'11")

Window to front and rear.

Fitted wardrobes, radiator.

EN SUITE

2.69 x 1.47 (8'10" x 4'10")

Opaque window to side.

Suite comprising walk in shower with rainfall shower head, low flush WC and wash hand basin. Chrome ladder style radiator, Moduleo flooring.

BEDROOM TWO

3.77 x 2.97 (12'4" x 9'9")

Window to rear.

Radiator.

BEDROOM THREE

3.67 x 2.74 (12'0" x 9'0")

Window to front.

Radiator.

BEDROOM FOUR

3.02 x 1.97 (9'11" x 6'6")

Window to front.

Radiator.

FAMILY BATHROOM

2.19 x 1.95 (7'2" x 6'5")

Opaque window to side.

Suite comprising bath with rainfall shower head attachment over, low flush WC and wash hand basin. Chrome ladder style radiator, Moduleo flooring.

GARAGE

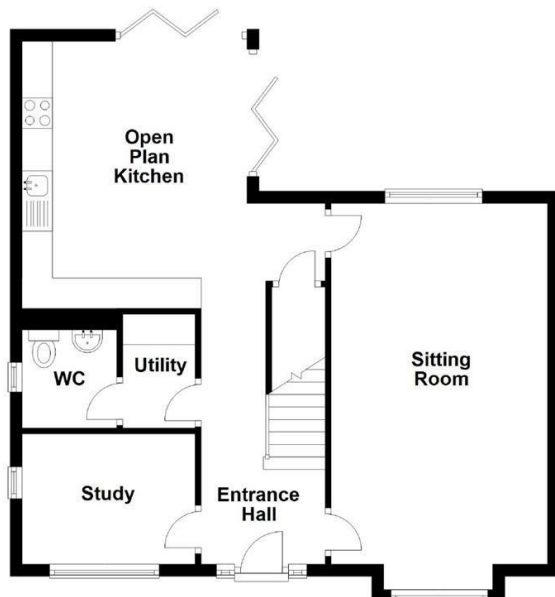
Up and over door.

Power and light, boarded loft space.

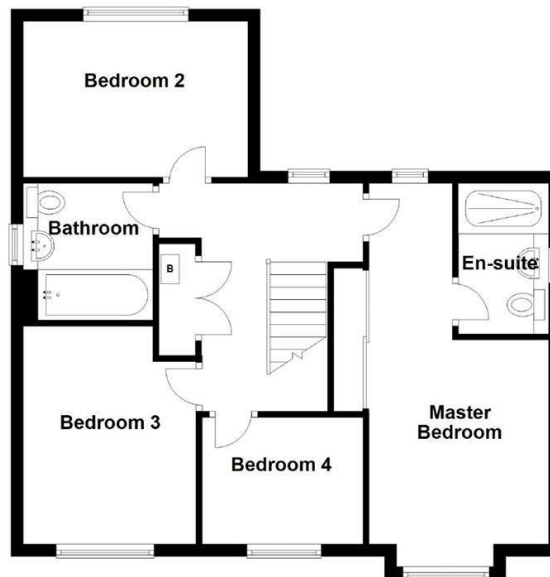
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Ground Floor
Approx. 62.5 sq. metres (673.1 sq. feet)



First Floor
Approx. 62.4 sq. metres (671.3 sq. feet)

Total area: approx. 124.9 sq. metres (1344.3 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

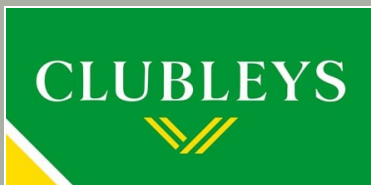
FREE VALUATIONS FOR SALE

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.