

6, Etty Close,
Stamford Bridge, YO41 1QP
Offers In The Region Of £340,000



ABOUT THE PROPERTY

Offered to the market with no onward chain, this beautifully presented three-bedroom detached family home occupies a desirable cul-de-sac position within the popular village of Stamford Bridge.

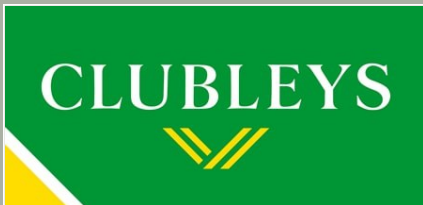
The property offers well-planned and versatile accommodation ideal for families and professionals alike. An entrance hall leads into a comfortable sitting room with useful understairs storage, whilst to the rear of the property is a spacious and modern dining kitchen fitted with a range of contemporary units and integrated appliances. French doors open directly onto the rear garden, creating an excellent space for both everyday living and entertaining. A separate utility room and ground floor WC add further practicality. To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the property enjoys a driveway providing off-street parking for two cars and access to an integral garage. To the rear is an enclosed garden laid mainly to lawn with a paved seating area, offering an ideal space for outdoor dining and family enjoyment and offering a great degree of privacy.

Situated in a quiet residential setting within easy reach of Stamford Bridge's excellent range of local amenities, schools and transport links to York and the surrounding area, this attractive home presents a fantastic opportunity for buyers seeking a move-in ready property in a sought-after village location.

Early viewing is highly recommended.







Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

2.48m x 1.44m (8'1" x 4'8")

Door to the side elevation and window to the front.
Vinyl flooring and stairs leading to the first floor.

SITTING ROOM

4.12m x 3.16m (13'6" x 10'4")

Window to the front, radiator, understairs cupboard and opening out to

KITCHEN

5.37m x 2.83m max (17'7" x 9'3" max)

Fitted with wall and base units with working surfaces, sink unit, integrated appliances include fridge freezer, dishwasher, oven and hob with extractor fan over. Laminate wood flooring, window and French doors to the rear.

UTILITY ROOM

1.47m x 1.47m (4'9" x 4'9")

Door to the side.

WC

1.46m x 1.21m (4'9" x 3'11")

Window to the rear elevation.

Low flush WC, hand basin set within a vanity unit, tiled flooring and ladder style radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Storage cupboard and access to the loft.

BEDROOM ONE

3.72m x 2.67m (12'2" x 8'9")

Window to the rear elevation.

Fitted wardrobes, radiator.

ENSUITE SHOWER ROOM

2.47m max x 2.44m (8'1" max x 8'0")

Walk in shower with tiles in inset, low flush WC, hand basin set within a vanity unit.

BATHROOM

1.96m x 1.68m (6'5" x 5'6")

Window to the rear elevation.

White suite comprising bath with shower over, low flush WC and wash hand basin set within a vanity unit. Ladder style radiator, extractor fan, fully tiled walls and vinyl flooring.

BEDROOM TWO

4.13m max x 3.43m max (13'6" max x 11'3" max)

Two windows to the front elevation, storage cupboard and radiator.

BEDROOM THREE

2.92m x 2.22m max (9'6" x 7'3" max)

Window to ? elevation and radiator?

INTEGRAL GARAGE

5.23m x 2.49m (17'1" x 8'2")

Up & over door to front, personal door to side.
Power & light.

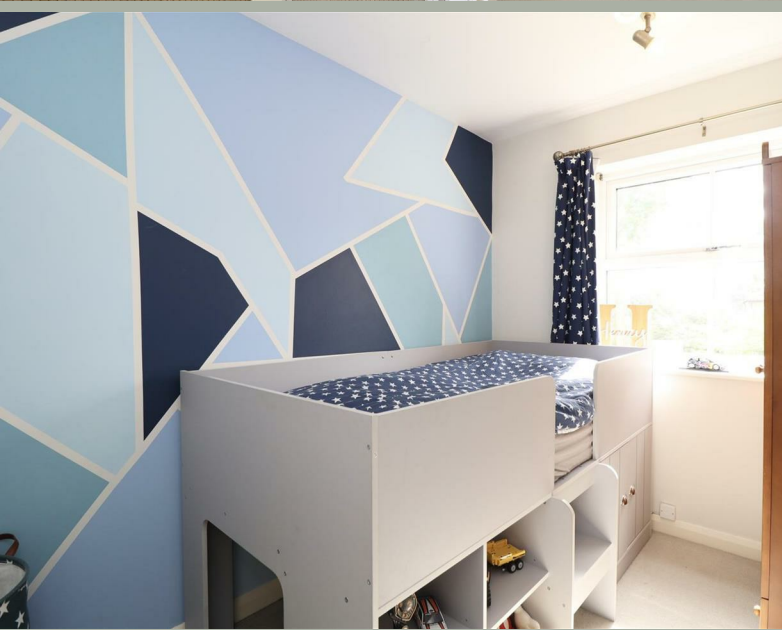
ADDITIONAL INFORMATION

SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

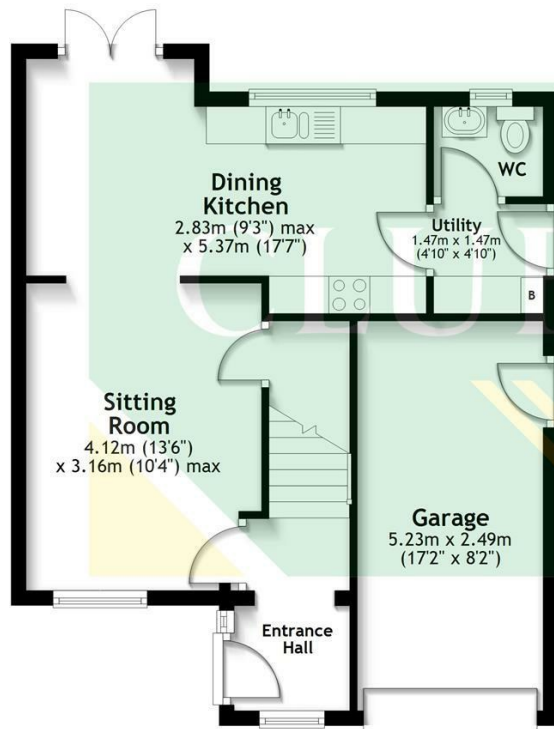
APPLIANCES

None of the appliances have been checked by the Agent.



Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

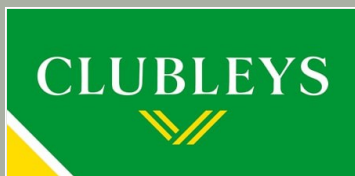
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield 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.

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.



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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		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.