

CLUBLEYS



2, Green Bank Lane,  
York, Stamford Bridge, YO41 1PQ  
Chain Free £390,000



## ABOUT THE PROPERTY

Offered with NO FORWARD CHAIN and situated in the sought after village of Stamford Bridge, this attractive four-bedroom detached family home offers an excellent opportunity to purchase a spacious and well-located property. Just a short walk from the village centre, the home enjoys easy access to local amenities while benefiting from strong transport links to York and the surrounding villages.

The property is both modern and generously proportioned, featuring gated front and rear courtyards, a garage, and off-street parking. The ground floor is thoughtfully laid out, with a welcoming sitting room complete with a fireplace, alongside a stylish modern kitchen. A separate utility room and WC add to the practicality of the space.

Upstairs, the first floor offers four well-appointed bedrooms and a contemporary family bathroom. The principal bedroom benefits from its own en-suite shower room, creating a comfortable and private retreat. Overall, this is a superb family home combining village charm with modern living.

Viewing highly recommended. The property is Freehold. Council Tax - East Riding of Yorkshire - Band E.





**ENTRANCE HALL**

6.06m x 4.20m max (19'10" x 13'9" max )  
Entered via UPVC front entrance door, wooden  
flooring, radiator and stairs to the first floor  
accommodation.

**WC**

1.74m x 0.82m (5'8" x 2'8" )  
Fitted suite comprising wash hand basin, WC, heated  
towel rail, extractor fan, fully tiled walls and floor.

**LIVING ROOM**

4.46m into bay x 4.42m (14'7" into bay x 14'6" )  
Walk in bay double glazed window to the front  
elevation with fitted shutters, carpet, radiator, gas fire  
with marble hearth and wooden surround.

**DINING KITCHEN**

4.16m x 5.89m (13'7" x 19'3" )  
Shaker style kitchen with a range of floor and wall  
cupboards, butcher block working surfaces, space  
for oven, integrated dishwasher, ceramic sink unit,  
recessed lighting, radiator, door leading to the garden  
and double glazed window to the rear elevation.

**UTILITY**

1.56m x 1.97m (5'1" x 6'5" )  
Base units with butcher block working surfaces,  
space for a washing machine and tumble dryer, wall  
mounted Ideal boiler, wooden flooring and radiator.

**CONSERVATORY**

2.70m x 2.70m (8'10" x 8'10" )  
UPVC construction, radiator, tiled flooring and double  
doors leading to the garden.

**LANDING**

Radiator and carpet.

**MASTER BEDROOM**

4.28m x 3.11m (14'0" x 10'2" )  
Radiator, carpet and double glazed window to the  
rear elevation with fitted shutters.

**EN-SUITE SHOWER ROOM**

1.16m x 2.65m (3'9" x 8'8" )  
Fitted suite comprising walk in shower cubicle, hand  
basin in vanity unit, WC, fitted mirror with light,  
chrome ladder style radiator, extractor fan and Velux  
window.

**BEDROOM TWO**

2.64m x 4.28m max (8'7" x 14'0" max )  
Having radiator, carpet and double glazed window to  
the rear elevation with fitted shutters.

**BEDROOM THREE**

2.87m x 4.08m max (9'4" x 13'4" max )  
Radiator, carpet and double glazed window to the  
front elevation with fitted shutters.

**BEDROOM FOUR**

2.99m x 2.88m (9'9" x 9'5" )  
Fitted wardrobes, radiator, carpet and double glazed  
window to the front elevation with fitted shutters.

**BATHROOM**

1.56m x 3.73m max (5'1" x 12'2" max )  
Fitted suite comprising bath with shower over, WC,  
hand basin in vanity unit, fitted mirror with light, ladder  
style radiator, recess lighting, fully tiled walls and floor,  
Velux window and cupboard with shelving and  
radiator.

**GARAGE**

Having up and over door, personal side door with  
power and light.

**OUTSIDE**

Enclosed rear garden, astroturf, fenced with side gate  
and access to the garage.  
To the front of the property is a paved courtyard.

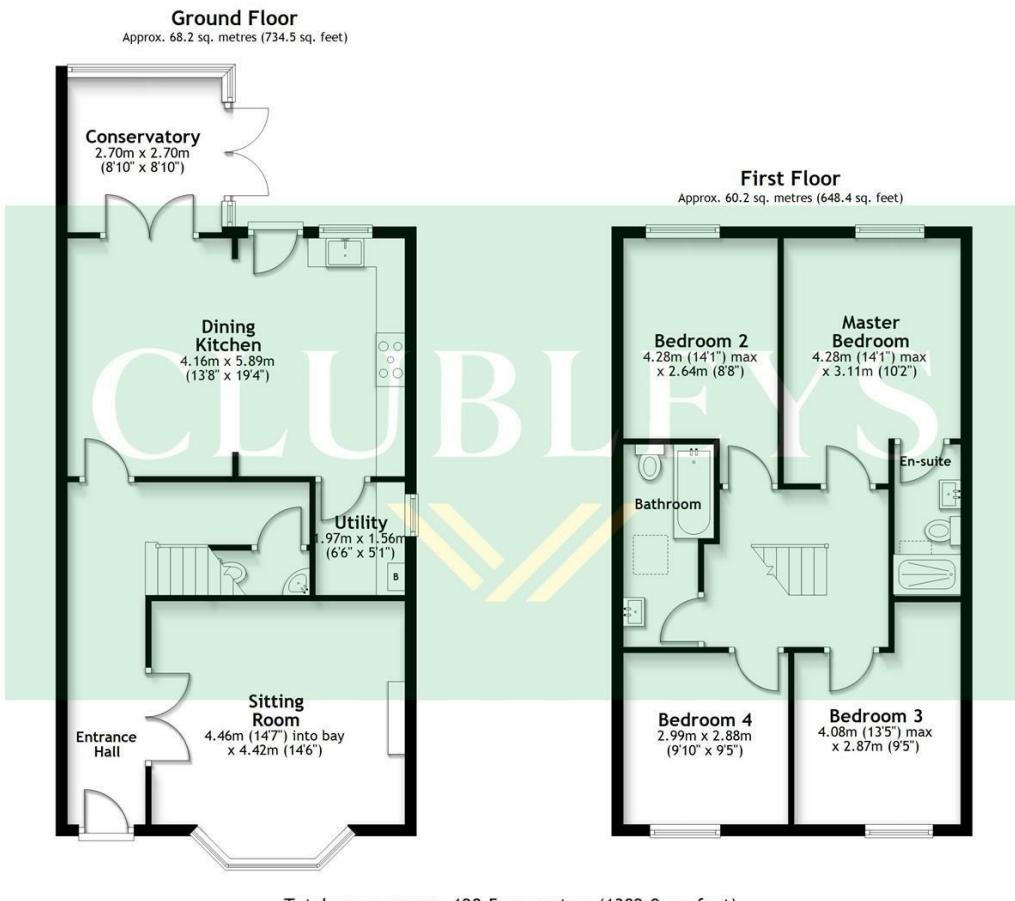
**ADDITIONAL INFORMATION****SERVICES**

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

**APPLIANCES**

None of the appliances have been tested by the  
Agents.





#### 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](mailto: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		75	84
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.