



15, Viking Road,  
Stamford Bridge, YO41 1BS  
Offers Over £425,000





## ABOUT THE PROPERTY

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Set within a popular residential area of Stamford Bridge, this well presented and deceptively spacious home offers flexible accommodation arranged over two floors, finished to a high standard throughout.

The property opens into a large and welcoming entrance hall with stairs leading to the first floor. To the front is a generous sitting room featuring an open fire and front-facing window, flowing through to the dining room with sliding doors opening to the rear, ideal for everyday living and entertaining. The modern kitchen is fitted with a comprehensive range of wall and base units with quartz worktops, integrated appliances and Velux roof lights, creating a bright and practical space. An adjoining utility room provides additional storage, appliance space and access to the rear garden. The ground floor also offers two well-proportioned bedrooms, one benefiting from an en suite shower room, along with a family bathroom.

To the first floor, the landing provides a useful study area with eaves storage. The spacious master bedroom enjoys a rear aspect and is served by a stylish bathroom featuring both a bath and walk-in shower, with further eaves storage.

Externally, the front of the property features a block-paved driveway offering ample parking and leading to a substantial garage with an electric door, power points, and excellent storage. A side access gate provides entry to a vegetable plot and storage shed leading into the rear garden offering a high degree of privacy, with a lawn, patio seating area, and mature planting. Additionally, the property benefits from solar panels (owned outright), helping to reduce electricity costs.

Overall, this is a versatile and well-maintained home, ideal for families or buyers seeking generous accommodation in a desirable village location. With its modern features and flexible layout, this property represents an exceptional opportunity not to be missed.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: C

## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.  
2x radiators, stairs to first floor.

#### SITTING ROOM

5.43 x 3.60 (17'9" x 11'9")  
Window to front.  
Open fire, radiator. Open to;-

#### DINING ROOM

3.77 x 3.34 (12'4" x 10'11")  
Sliding doors to rear.  
Radiator.

#### KITCHEN

4.80 x 3.58 (15'8" x 11'8")  
Window to rear and 2x Velux windows to rear.  
Wall and base units with oak doors and quartz worktops, integrated appliances including double oven and 5 ring gas hob with extractor fan over, dishwasher, stainless steel sink unit and American style fridge freezer. Tiled floor, radiator.

#### UTILITY ROOM

3.79 x 1.59 (12'5" x 5'2")  
2x windows to side, door to rear.  
Wall and base units with quartz worktops, stainless steel sink unit space for washing machine, dishwasher and tumble dryer. Tiled floor, radiator.

#### BEDROOM TWO

3.37 x 3.31 (11'0" x 10'10")  
Window to front.  
Radiator.

#### BEDROOM THREE

3.01 x 2.87 (9'10" x 9'4")  
Window to side.  
Radiator.

#### EN SUITE

3.05 x 0.91 (10'0" x 2'11")  
Suite comprising shower cubicle, low flush WC and wash hand basin. Heated mirror, heated towel rail and extractor fan. White quartz tiled floor.

#### BATHROOM

2.45 x 1.65 (8'0" x 5'4")  
Window to side.

Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Heated mirror, radiator and extractor fan. White quartz tiled floor.

### FIRST FLOOR

#### LANDING

Currently used as a study area.  
Velux window to rear and eaves storage.

#### MASTER BEDROOM

4.73 x 4.10 (limited head space) (15'6" x 13'5" (limited head space))  
Window to rear.  
Radiator.

#### BATHROOM

3.42 x 2.50 (limited head space) (11'2" x 8'2" (limited head space))  
Two Velux windows to rear.  
Suite comprising walk in shower, bath, low flush WC and wash hand basin. Heated mirror, radiator and extractor fan.  
Access to eaves storage cupboard housing gas fired central heating boiler, hot water cylinder, solar photovoltaic PV combiner box and electrical fuse board. White quartz tiled floor.

### OUTSIDE

Externally, the front of the property features a block-paved driveway offering ample parking and leading to a substantial garage with an electric door, power points, and excellent storage. A side access gate provides entry to a vegetable plot and storage shed leading into the rear garden offering a high degree of privacy, with a lawn, patio seating area, and mature planting. Additionally, the property benefits from solar panels, helping to reduce electricity costs.

### GARAGE

5.99 x 3.42 max (19'7" x 11'2" max)  
Electric up and over door.  
Personnel door to side and window to rear.  
Ample power points and shelving for storage.

### ADDITIONAL INFORMATION

#### SERVICES

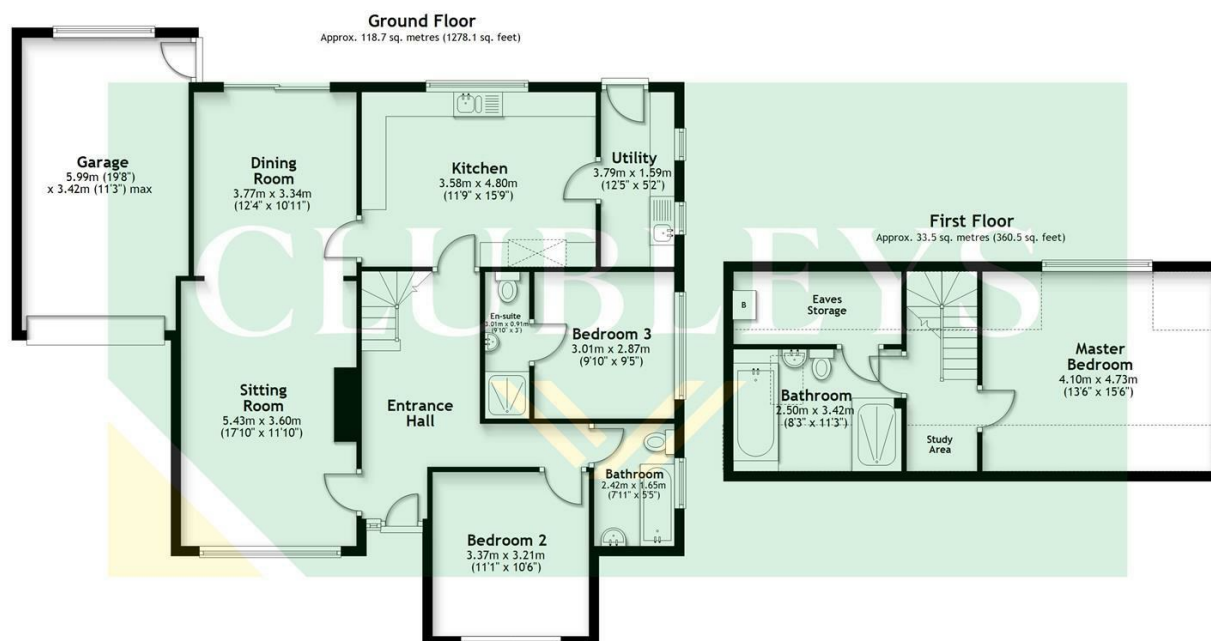
Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the appliances have been tested by the Agent.







Total area: approx. 152.2 sq. metres (1638.6 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.

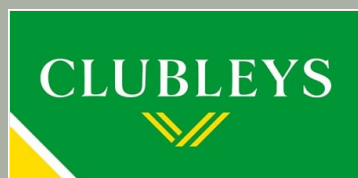
#### MORTGAGES

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

#### 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC