

CLUBLEYS



15, Burton Fields Close,  
Stamford Bridge, YO41 1LQ  
Chain Free £365,000



## ABOUT THE PROPERTY

Situated in the highly desirable village of Stamford Bridge, just a short drive from the historic city of York, this spacious four-bedroom detached house presents an exciting opportunity for anyone looking to take on a project and create their ideal home. Offering generous living space throughout, the property is in need of some updating and modernisation, making it an ideal purchase for buyers with vision and ambition.

The ground floor features a welcoming entrance hall leading to a bright and airy living room, a separate dining room perfect for entertaining or reconfiguring into open-plan living, and a well-sized kitchen that offers ample scope for redesign. A cloakroom and a practical utility room add to the functionality of the space, along with internal access to the integral garage. Upstairs, the accommodation continues with a spacious landing leading to a master bedroom complete with an en-suite shower room. There are three further bedrooms, all of good proportions, and a family bathroom. Outside comprises of a front garden, driveway parking, and an integral garage. The rear garden provides a private space that, with some landscaping and attention, could become a beautiful outdoor retreat.

Offered to the market with the convenience of no forward chain.





**ENTRANCE HALL**

Having a UPVC double glazed front entrance door, coving to ceiling, radiator and stairs to the first floor.

**CLOAK ROOM**

Having a UPVC double glazed frosted window to the front elevation, a white low level WC, coloured wash hand basin, radiator.

**SITTING ROOM**

5.45 x 3.44 (17'10" x 11'3")

Having a UPVC double glazed bay window to the front elevation and UPVC double glazed window to the side elevation, coving to ceiling, two double radiators, gas fire set in marble insert and hearth with wooden surround, TV point, telephone point. Opening to:-

**DINING ROOM**

3.66 x 2.81 (12'0" x 9'2")

Having UPVC double glazed sliding doors to the rear garden, serving hatch to kitchen, radiator.

**KITCHEN**

3.62 x 2.50 (11'10" x 8'2")

Fitted with a range of wall and base units, work surfaces, part tiled walls, eye level electric cooker, stainless steel extractor fan over, four ring ceramic hob, tiled flooring. 1½ stainless steel sink unit, integrated dishwasher, radiator, UPVC double glazed window to the rear elevation.

**UTILITY ROOM**

2.42 x 2.41 (7'11" x 7'10")

Having a UPVC double glazed frosted door to the rear garden, a UPVC double glazed window to the rear elevation, base units, working surfaces, stainless steel sink unit, gas boiler, access to loft, part tiled walls, tiled flooring, radiator and door leading to:-

**GARAGE**

5.30 x 2.62 (17'4" x 8'7")

Having an up and over door, power and lighting,

**LANDING**

Having a UPVC double glazed window to the side elevation, access to loft, airing cupboard housing hot water cylinder.

**BEDROOM 1**

3.79 x 3.54 (12'5" x 11'7")

Having a UPVC double glazed window to the rear elevation, radiator, door leading to:-

**EN SUITE SHOWER ROOM**

Having a three piece white suite, low level WC, wash hand basin set in vanity unit, walk in shower cubicle, fully tiled walls, laminate flooring, radiator.

**BEDROOM 2**

3.06 x 2.99 (10'0" x 9'9")

Having a UPVC double glazed window to the front elevation, radiator.

**BEDROOM 3**

2.31 x 2.99 (7'6" x 9'9")

Having a UPVC double glazed window to the front elevation, radiator.

**BEDROOM 4**

2.49 x 2.49 (8'2" x 8'2")

Having a UPVC double glazed window to the rear elevation, radiator.

**OUTSIDE**

The front garden is laid mainly to lawn with driveway to side providing off street parking.

**REAR GARDEN**

Designed for easy maintenance with fenced boundary. Having a paved area immediately beyond the house leading to raised beds and borders. Stunning views over open countryside.

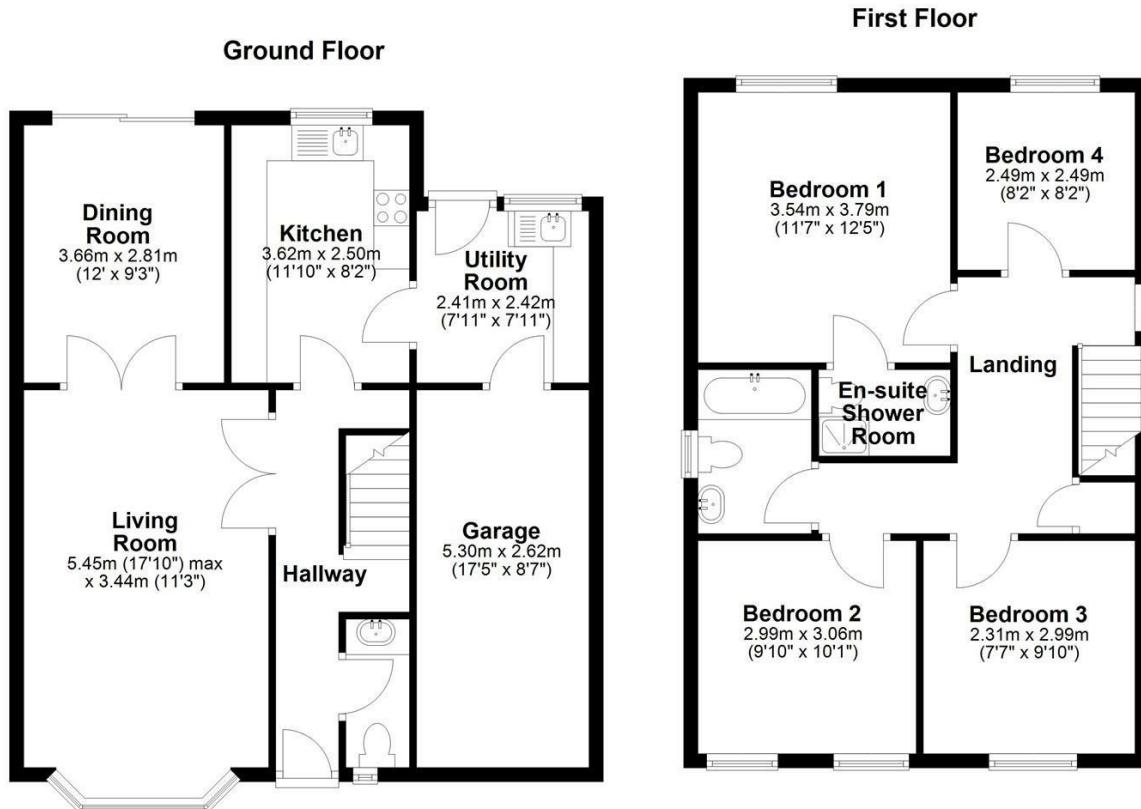
**ADDITIONAL INFORMATION****SERVICES**

Gas central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

**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	65	71
(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.