



5, Burton Fields Road,  
Stamford Bridge, YO41 1JJ  
Chain Free £295,000



Welcome to this charming three bedroom detached home, located in the historic village of Stamford Bridge

Boasting a welcoming entrance hall leading to the spacious lounge diner that provides an inviting space for relaxation and entertainment. The separate kitchen offers both functionality and style, whilst the conservatory enjoys views to the rear garden. To the first floor lies three bedrooms and a modern bathroom.

Externally, the property offers a garden to the front with driveway leading to single garage, which also has benefit of an enclosed WC. To rear garden is fully enclosed and mainly laid to lawn with seating areas.

Viewing Recommended.



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Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: C

## THE ACCOMMODATION COMPRISES;-

### ENTRANCE HALL

Front entrance door, arch window to side.  
Storage cupboard, radiator.

### SITTING / DINING ROOM

8.01 x 3.57 narrowing to 2.30 (26'3" x 11'8" narrowing to 7'6")  
Bay window to front, sliding doors to rear.  
2x radiators.

### CONSERVATORY

3.42 x 4.74 narrowing to 2.21 (11'2" x 15'6" narrowing to 7'3")  
Windows to rear and side. French doors to rear.  
2x Radiators.

### KITCHEN

4.40 x 2.13 (14'5" x 6'11")  
Windows to rear and side, door to garage.  
Fitted with floor units comprising eye level oven, gas hob with extractor fan over and stainless steel sink unit. Under stairs cupboard.

### LANDING

Window to side.  
Access to loft, cupboard, radiator.

### BEDROOM ONE

3.81 + wardrobes x 2.75 (12'5" + wardrobes x 9'0")  
Window to front.  
Fitted wardrobes, radiator.

### BEDROOM TWO

3.51 x 2.74 (11'6" x 8'11")  
Window to rear.  
Radiator.

### BEDROOM THREE

2.28 x 1.82 (7'5" x 5'11")  
Window to front.  
Radiator

### BATHROOM

Opaque window to rear.  
Suite comprising panelled bath with shower screen and shower over, low flush WC and wash hand basin. Fully tiled walls, extractor fan, chrome ladder style radiator.

### GARAGE

6.86 x 2.58 (22'6" x 8'5")  
Up and over door to front, door to rear. Wall mounted gas fired central heating boiler.  
WC with low flush WC and wash hand basin, and window to rear.

### ADDITIONAL INFORMATION

Please note these particulars have not yet been approved by the seller.

### SERVICES

Mains Gas, Electricity, Water and Drainage.  
Telephone subject to renewal via British Telecom.

### APPLIANCES

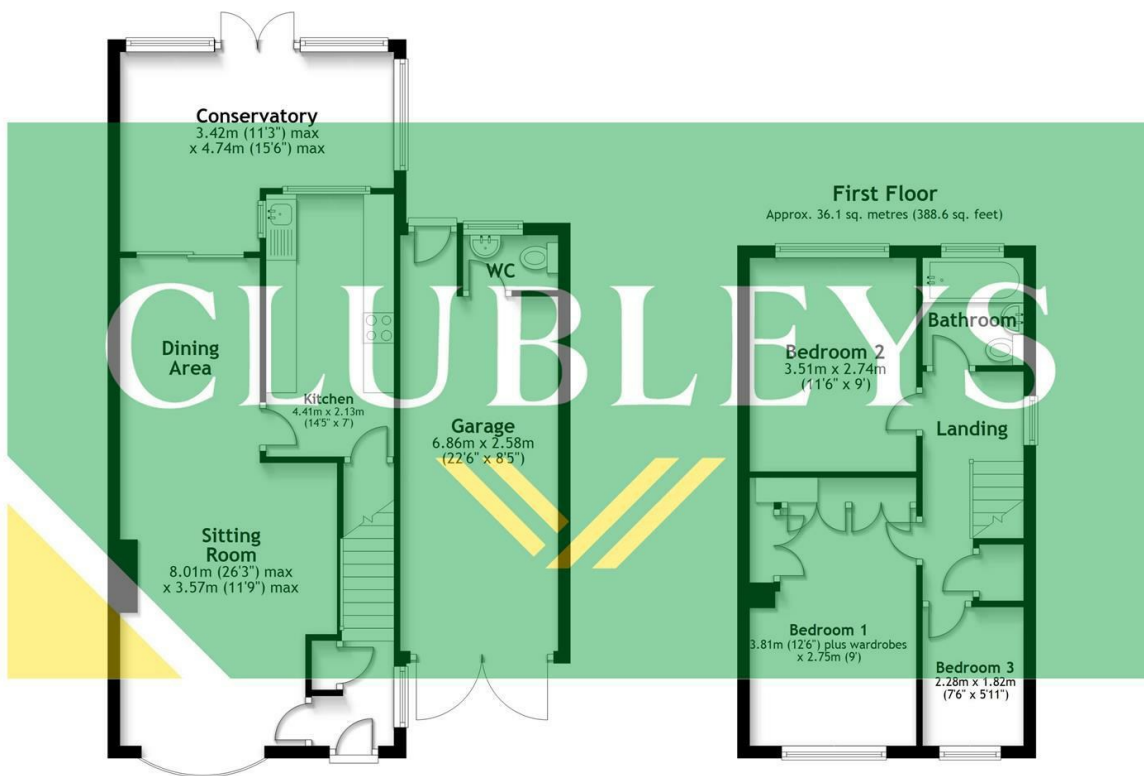
None of the above appliances have been tested by the Agent.

### COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band C.



**Ground Floor**  
Approx. 70.0 sq. metres (753.8 sq. feet)



Total area: approx. 106.1 sq. metres (1142.4 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

**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(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.