

4, Burton Fields Road,
Stamford Bridge, YO41 1JJ
£375,000



ABOUT THE PROPERTY

We are delighted to present this much-loved family home, offered to the market for the first time in over 40 years. This wonderful detached property occupies a generous corner plot and provides four well-proportioned bedrooms. Notably, the plot offers plenty of space to extend, subject to the necessary planning permissions, making it an ideal choice for buyers seeking future flexibility.

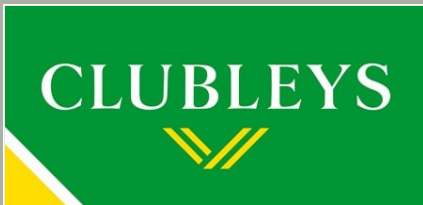
The accommodation comprises an inviting entrance hall with stairs to the first floor, a spacious sitting room featuring a front bay window and additional side window allowing for plenty of natural light, and ample space for family living. Double doors open into the conservatory, which enjoys lovely views over the garden. The kitchen offers a range of wall and base units, integrated fridge, freezer and oven, generous work surfaces, and access to a useful downstairs WC. A formal dining room completes the ground floor. To the first floor are four bedrooms, two of which benefit from fitted wardrobes, along with a family bathroom fitted with a three-piece suite including a shower over the bath.

Externally, the property features a large and attractive block-paved driveway to the front, alongside a lawned garden that wraps around the side. The driveway leads to a single garage with an electric roller door, power, and lighting. The rear garden is fully enclosed and offers a lawned area, fabulous paved seating spaces, a storage shed with power and light, a greenhouse, and a charming brick-built pond. The southwest-facing aspect of the back garden ensures plenty of afternoon and evening sunshine, perfect for outdoor relaxation and entertaining.

This home has been lovingly maintained and offers a rare opportunity to acquire a spacious family property in a highly desirable location. Early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.







Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Stairs to first floor.

SITTING ROOM

6.62 x 2.98 (21'8" x 9'9")
Bay window to front and window to side.
Electric fire and 2x radiators.
French doors leading to;-

CONSERVATORY

4.16 x 2.64 (13'7" x 8'7")
Windows to sides and rear, sliding doors to rear and door to side.

KITCHEN

2.77 x 2.65 extending to 2.95 (9'1" x 8'8" extending to 9'8")
Window to rear.
Wall and base units comprising of working surfaces, stainless steel sink unit, integrated fridge and freezer, oven with hob and extractor fan over. Space for washing machine. Wall mounted gas fired central heating boiler concealed in wall cupboard.

WC

1.66 x 1.16 (5'5" x 3'9")
Low flush WC and corner basin in vanity unit.
Radiator.

DINING ROOM

3.72 x 2.96 (12'2" x 9'8")
Window to front.
Radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

3.66 x 3.39 (12'0" x 11'1")
Window to front.
Fitted wardrobes, radiator.

BEDROOM TWO

3.69 x 3.29 max (12'1" x 10'9" max)
Window to front.
Fitted cupboard, radiator.

BEDROOM THREE

2.79 x 2.52 + wardrobes (9'1" x 8'3" + wardrobes)
Window to side.
Fitted wardrobes, radiator.

BEDROOM FOUR

2.80 x 2.29 (9'2" x 7'6")
Window to rear.
Radiator.

BATHROOM

2.26 x 1.67 (7'4" x 5'5")
Window to rear.
Suite comprising low flush WC, wash hand basin and panelled bath with shower over. Fully tiled walls, radiator.

OUTSIDE

Externally, the property features a large and attractive block-paved driveway to the front, alongside a lawned garden that wraps around the side. The driveway leads to a single garage with an electric roller door, power, and lighting. The rear garden is fully enclosed and offers a lawned area, fabulous paved seating spaces, a storage shed with power and light, a greenhouse, and a charming brick-built pond.

GARAGE

Electric roller door, window to side.
Power and lighting.

ADDITIONAL INFORMATION

SERVICES

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

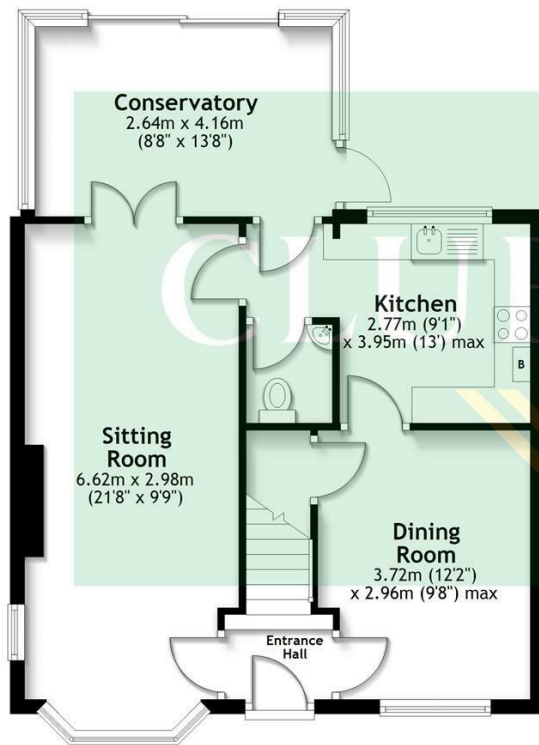
APPLIANCES

None of the appliances have been tested by the Agent.



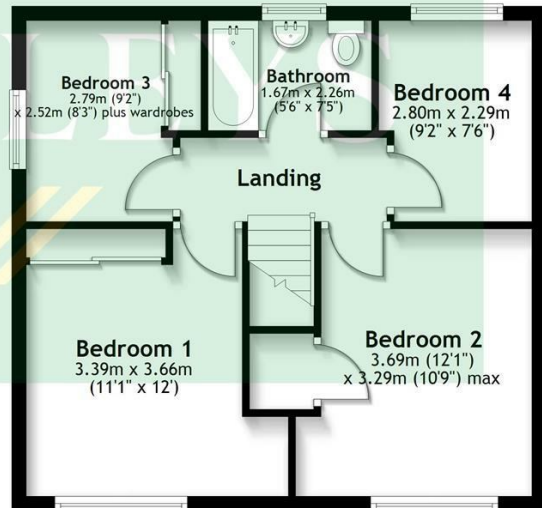
Ground Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 104.7 sq. metres (1126.8 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.

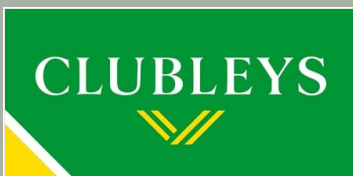
MORTGAGES

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		

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.