



8, Ox Close,  
York, Stamford Bridge, YO41 1JW  
£430,000





## ABOUT THE PROPERTY

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We are delighted to offer this deceptively spacious five bedroom detached home, situated in a cul de sac position within the sought after village of Stamford Bridge.

Step through the front door to be welcomed by a spacious kitchen that has been installed by the current vendor, with plentiful storage and granite worktops. The garage has been converted creating a versatile space, currently used as a home office. There is also a dual aspect sitting room, a dining room overlooking the rear garden, a utility room and a ground floor bedroom with en suite facilities. To the first floor lies a further four generous sized bedrooms and a family bathroom.

Externally, the property offers ample off road parking to the front and a tranquil rear garden, with side access, a paved patio seating area, lawn and mature planting.

A viewing is highly recommended to appreciate the space on offer.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.









Tenure: Freehold  
East Riding of Yorkshire  
Band: E

#### KITCHEN

6.58m x 4.31m (21'7" x 14'1" )

Front entrance door and window to front.

Fitted kitchen comprising matching arrangement of floor and wall cupboards, granite worktops, one and a half stainless steel sink unit, integrated oven with extractor oven and space for dishwasher. Tiled flooring and radiator.

#### STUDY

4.79m x 2.51m (15'8" x 8'2" )

Window to the front.

Wooden flooring, radiator and access to the loft space.

#### SITTING ROOM

6.61m x 3.32m (21'8" x 10'10" )

Bay window to front and window to rear.

Wooden flooring and two radiators.

#### DINING ROOM

4.27m x 2.90m (14'0" x 9'6" )

Three windows to the rear, window and door to side.

Wooden flooring and radiator.

#### UTILITY ROOM

4.27m x 2.30m (14'0" x 7'6" )

Velux window.

Wall and base unit with stainless steel sink unit, space for washing machine and dryer. Tiled flooring.

#### BEDROOM ONE

3.42m x 3.16m (11'2" x 10'4" )

Window to the side.

Wooden flooring and radiator.

#### EN-SUITE SHOWER ROOM

3.37m x 1.65m (11'0" x 5'4" )

Fitted suite comprising walk in shower, wash hand basin in vanity unit and low flush WC.

Chrome ladder style radiator, extractor fan, part tiled walls and tiled flooring.

#### LANDING

Wooden flooring and loft access.

#### BEDROOM ONE

3.73m x 3.41m (12'2" x 11'2" )

Window to front.

Wooden flooring and radiator.

#### BEDROOM TWO

3.74m x 3.00m (12'3" x 9'10" )

Window to front.

Storage cupboard, wooden flooring and radiator.

#### BEDROOM THREE

2.81m x 2.66m (9'2" x 8'8" )

Window to front elevation.

Wooden flooring and radiator.

#### BEDROOM FOUR

2.86m x 2.30m (9'4" x 7'6" )

Window to rear.

Wooden flooring and radiator.

#### BATHROOM

2.27m x 1.69m (7'5" x 5'6" )

Window to rear.

Bath with shower over, low flush WC, wash hand basin in vanity unit, chrome ladder style radiator, tiled walls and vinyl flooring.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

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

##### COUNCIL TAX

East Riding of Yorkshire - Council Tax Band E.

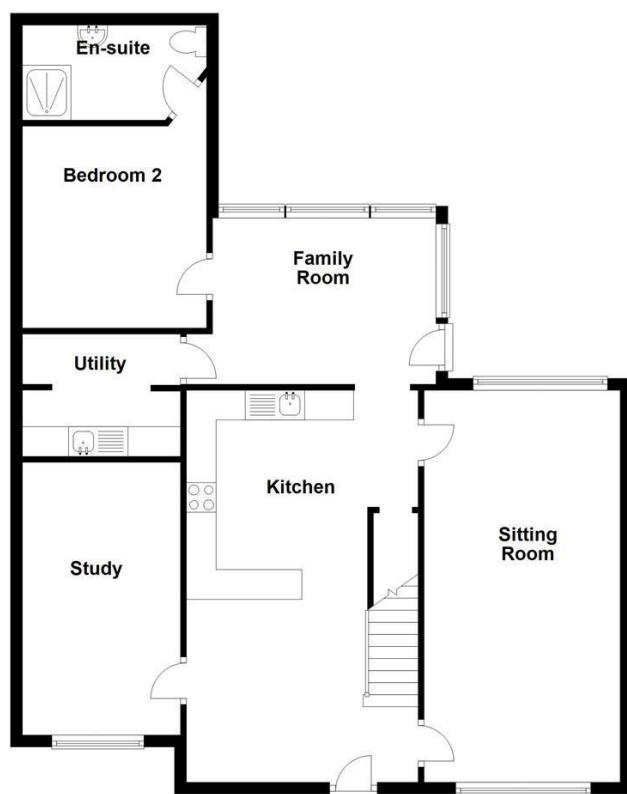
##### OUTSIDE

Externally, the property offers ample off road parking to the front and a tranquil rear garden, with side access, a paved patio seating area, lawn and mature planting.

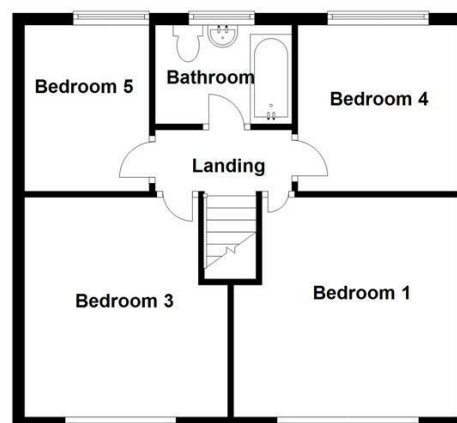




## Ground Floor



## First Floor



### 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

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

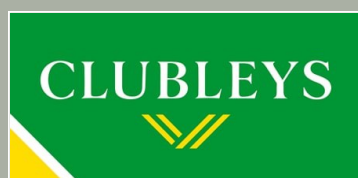
### FREE VALUATIONS FOR SALE

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.

### 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.



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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) A		
(81-91) B		82
(69-80) C	69	
(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