

CLUBLEYS



10, School Close,  
Stamford Bridge, YO41 1PT  
Chain Free £390,000



## ABOUT THE PROPERTY

### CHAIN FREE!

Situated in a tucked-away cul-de-sac, this four-bedroom detached house offers generous and flexible living space, perfect for family life.

Inside, the property features a welcoming entrance hall, a comfortable sitting room open to the dining area, and a conservatory that adds extra living space with views onto the garden. The kitchen is practical and well laid out with plentiful work and storage space, and an extension to the rear provides a handy utility area and a downstairs WC. The garage has been partially converted to create a useful soundproofed studio or workspace, while the front portion remains as storage with an electric roller door, ideal for bikes and garden equipment. Upstairs, there are four bedrooms, including a main bedroom with en suite shower room, along with a family bathroom.

Externally, there is a lawn and a spacious two car driveway to the front with an EV charging point. A side gate allows access to the rear garden and enjoys a pleasant outlook that is not overlooked, offering a good degree of privacy.

This property in a desirable, tucked-away cul-de-sac position—an excellent opportunity for buyers.





**THE ACCOMMODATION COMPRISES:-****GROUND FLOOR****ENTRANCE HALL**

Front entrance door, vertical radiator, laminate wood flooring and stairs leading to the first floor.

**STUDIO**

2.99m x 2.39m (9'9" x 7'10" )

Fully sound proofed.

Triple glazed window to the side elevation, electric wall mounted radiator and laminate wood flooring.  
Gas fired central heating boiler.

**SITTING ROOM**

4.45m x 3.75m (14'7" x 12'3" )

Window to the front, electric fire in adams style surround, radiator and laminate wood flooring. Opening to:

**DINING ROOM**

2.75m x 2.64m (9'0" x 8'7" )

Sliding doors to the rear conservatory, radiator and laminate wood flooring.

**CONSERVATORY**

3.64m x 2.94m (11'11" x 9'7" )

Windows to side and rear, French doors leading out to the garden.

Laminate wood flooring.

**KITCHEN**

4.83m x 2.65m (15'10" x 8'8" )

Kitchen comprising wall and base units, 1.5 bowl stainless steel sink unit, 4 ring gas hob with extractor fan over, integral electric eye level double oven and dishwasher.

Understairs cupboard, radiator, tiled flooring and space for a fridge / freezer or table.

**UTILITY ROOM**

1.78m x 1.47m (5'10" x 4'9" )

Window to rear and door to side.

Space for washing machine and dryer, tiled floor.

**WC**

1.75m x 0.79m (5'8" x 2'7" )

Low flush WC, pedestal wash hand basin, radiator and tiled flooring.

Window to the rear.

**FIRST FLOOR****BEDROOM ONE**

3.91m x 3.82m (12'9" x 12'6" )

Window to the front elevation.

Fitted wardrobes to one wall, radiator, airing cupboard housing the hot water tank, laminate wood flooring and door leading to:

**EN SUITE SHOWER ROOM**

Opaque window to the front elevation.

Suite comprising shower cubicle, low flush WC and pedestal wash hand basin. Part tiled walls, extractor fan, vinyl flooring and ladder style towel radiator.

**BEDROOM TWO**

3.10m x 2.78m (10'2" x 9'1" )

Window to the rear elevation. Radiator and laminate wood flooring.

**BEDROOM THREE**

2.84m x 2.63m (9'3" x 8'7" )

Window to the front elevation. Fitted wardrobes, radiator and laminate wood flooring.

**BEDROOM FOUR**

2.75m x 2.70m (9'0" x 8'10" )

Window to the rear elevation. Radiator and laminate wood flooring.

**FAMILY BATHROOM**

2.09m x 1.83m (6'10" x 6'0" )

Opaque window to the rear elevation.

Suite comprising panelled whirlpool bath with shower over and a vanity unit incorporating low flush WC and wash hand basin. Part tiled walls, tiled floor, extractor fan and chrome ladder style radiator.

**OUTSIDE**

Externally, there is a lawn and driveway to the front. A side gate allows access to the rear garden and enjoys a pleasant outlook that is not overlooked, offering a good degree of privacy.

**STORE**

2.00 x 1.40 (6'6" x 4'7" )

Up and over door.

Power and light

**ADDITIONAL INFORMATION****Solar PV Panels**

Providing quarterly income due to a generous feed-in tariff. More information can be provided upon request.

**SERVICES**

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

**APPLIANCES**

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

**TENURE & COUNCIL TAX**

Tenure: Freehold

East Riding of Yorkshire Council. Council Tax Band E.

**BROADBAND**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**MOBILE**

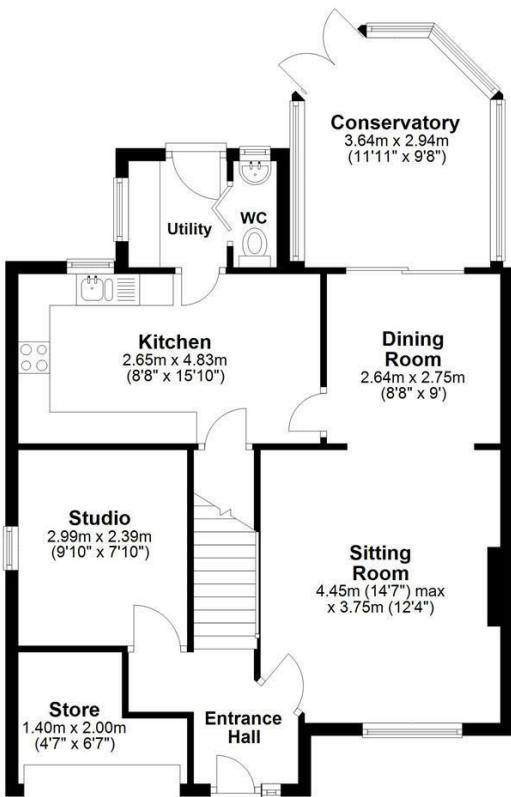
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**REFERRAL FEES**

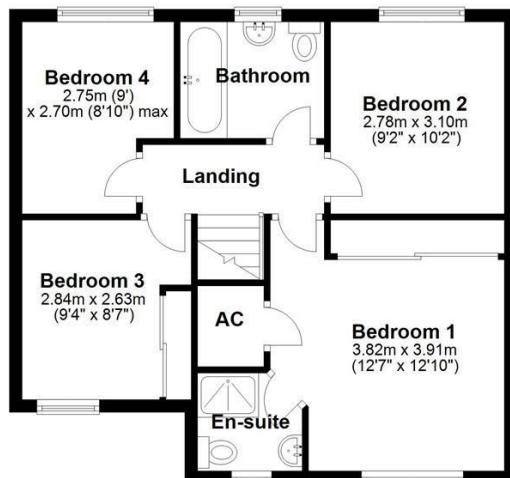
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



## Ground Floor



## First Floor



Total area: approx. 123.9 sq. metres (1333.8 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](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		
(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.