

CLUBLEYS



6, Furlands Grove,  
York, Stamford Bridge, YO41 1FR  
£285,000



## ABOUT THE PROPERTY

Located within the sought-after Godwin Vale development, just a short walk from the village amenities is this stylish three-bedroom home.

The welcoming entrance hall features a large storage cupboard and leads through to a bright and spacious open-plan living area. The modern kitchen is finished to a high standard and includes a range of integrated appliances such as an eye-level oven with warming drawer, microwave, fridge freezer, and a gas hob with extractor hood. There is also a useful utility cupboard on the ground floor with plumbing and space for both a washing machine and tumble dryer, along with a generous cloakroom fitted with a WC and hand basin. The

living area overlooks the rear garden and benefits from bi-fold doors that open directly onto the outside space. Upstairs, the landing gives access to three well-sized bedrooms. The principal bedroom features fitted wardrobes and a private en-suite, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the property offers off-road parking for two cars. The rear garden is fully enclosed and includes a lawn, a decked seating area, and a gated side entrance. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

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





**ENTRANCE HALL**

1.89m x 1.34m (6'2" x 4'4")

Front entrance door.

Storage cupboard, radiator.

**OPEN PLAN LIVING**

Stairs to first floor with under stairs cupboard housing space for washing machine and dryer. Radiator.

**KITCHEN AREA**

4.14m x 2.39m extending to 4.93m (13'6" x 7'10" extending to 16'2")

Window to front.

Fitted with wall and floor units comprising working surfaces, stainless steel sink unit, integrated appliances to include an eye level oven with plate warmer, microwave, fridge freezer, and gas hob with extractor fan over. Radiator and moduleo floor.

**LIVING AREA**

4.99 x 3.30 (16'4" x 10'9")

Bi folding doors to rear.

Radiator and moduleo floor.

**WC**

Low flush WC and wash hand basin.

Fully tiled walls and radiator.

**LANDING**

Airing cupboard housing gas fired central heating boiler. Access to loft, radiator.

**MASTER BEDROOM**

3.72 x 2.73 (12'2" x 8'11")

Window to rear.

Fitted wardrobes, radiator.

**EN SUITE SHOWER ROOM**

2.30 x 1.41 (7'6" x 4'7")

Suite comprising low level WC, wash hand basin set in vanity unit, walk in shower with waterfall shower head and attachment. Tiled walls, extractor fan, chrome ladder style towel rail.

**BEDROOM TWO**

3.14 extending to 4.79 x 2.73 (10'3" extending to 15'8" x 8'11")

Window to front.

Built in wardrobe, radiator.

**BEDROOM THREE**

2.83 x 2.11 (9'3" x 6'11")

Window to front.

Radiator.

**BATHROOM**

2.10 x 2.04 (6'10" x 6'8")

Window to rear.

Suite comprising low level WC, wash hand basin set in vanity unit, bath with waterfall shower head and attachment. Tiled walls, extractor fan, chrome ladder style towel rail.

**GARDENS**

Outside, the property offers off-road parking for two cars. The rear garden is fully enclosed and includes a lawn, a decked seating area, and a gated side entrance.

**ADDITIONAL INFORMATION**

There is a maintenance charge payable, please ask the office for further information.

**SERVICES**

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

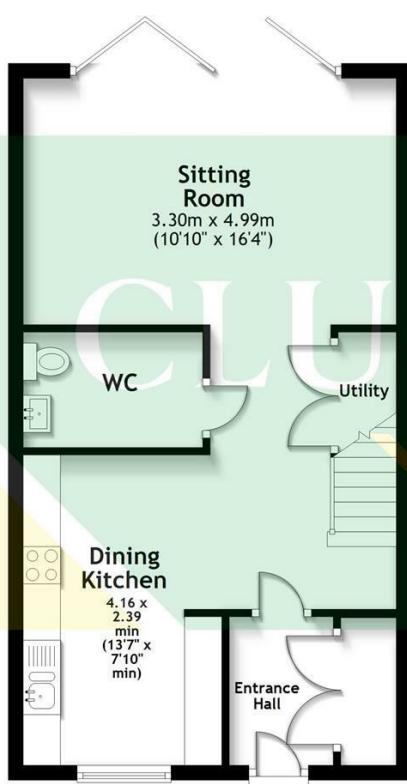
**APPLIANCES**

None of the electrical or gas appliances have been tested by the Agent.



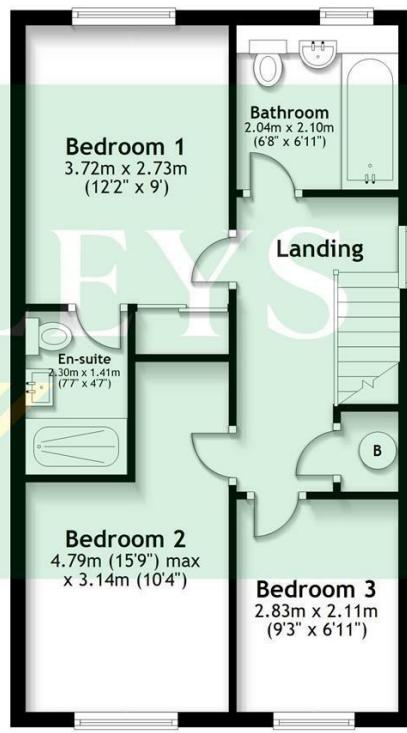
## Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 92.5 sq. metres (996.1 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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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		85
(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.