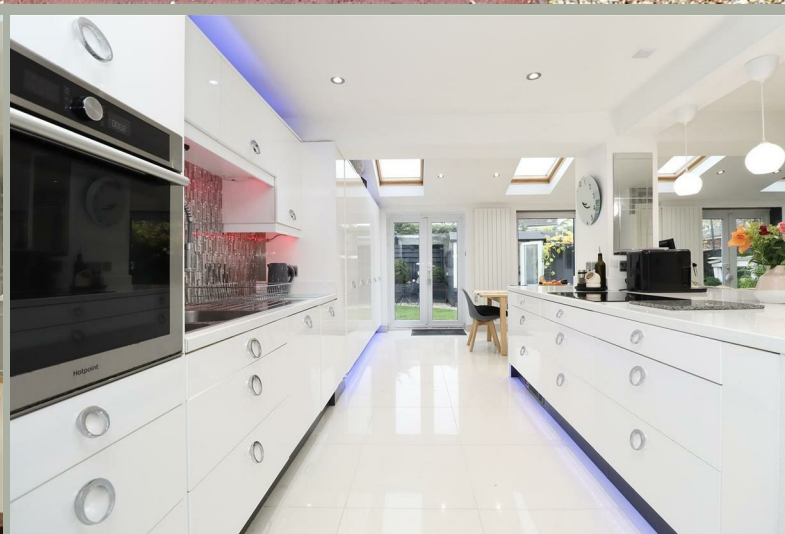


7, Egremont Close,
York, Stamford Bridge, YO41 1QW
Chain Free £445,000



ABOUT THE PROPERTY

**** NO FORWARD CHAIN ****

Nestled in the charming village of Stamford Bridge, this impressive detached family home offers the perfect blend of space and comfort. With five generously sized bedrooms, it's ideally suited to those seeking ample room for family members or guests.

At the heart of the home lies an open-plan living kitchen — a bright and sociable space perfect for everyday family life and entertaining. Complementing this is a useful utility room and a convenient downstairs WC. A welcoming reception room provides a relaxing retreat, designed with a seamless flow throughout the ground floor to create a versatile and inviting living environment. Upstairs, the master bedroom and second bedroom both benefit from their own en-suite facilities, while a family bathroom serves the remaining bedrooms, providing comfort and convenience for all.

Outside, the rear garden is fully enclosed and enjoys excellent privacy, being not overlooked. It offers gravelled seating areas ideal for outdoor dining or relaxation, along with a summerhouse and attached workshop — perfect for hobbies, storage, or a quiet garden retreat.

Viewing highly recommended.







Tenure: Freehold
East Riding of Yorkshire Council
Band: F

ENTRANCE HALL

5.77m x 1.93m (18'11" x 6'3")

Having a front entrance door, radiator, understairs cupboard, stairs leading to first floor and tiled flooring.

WC

1.94m x 0.84m (6'4" x 2'9")

Opaque window to front, low flush WC, wash hand basin set within a vanity unit and radiator.

SITTING ROOM

5.52m x 3.32m (18'1" x 10'10")

Window to front elevation and radiator.

OPEN PLAN LIVING KITCHEN

8.23m max x 6.88m max (27'0" max x 22'6" max)

2x french doors and 1 x sliding door to rear elevation.

Window to side elevation and 4 x velux windows.

Kitchen comprising wall and base units with integral appliances to include two eye level ovens, fridge freezer, dishwasher, induction hob and stainless steel sink unit. Tiled flooring, 4x radiators and storage cupboard.

UTILITY ROOM

2.82m x 1.53m (9'3" x 5'0")

Door to side elevation.

Wall and base units, ceramic sink, washing machine, gas boiler, radiator and tiled flooring.

LANDING

Access to the boarded loft and airing cupboard housing the hot water cylinder.

BEDROOM ONE

3.72m x 2.83m + wardrobes (12'2" x 9'3" + wardrobes)

Window to the front elevation, radiator and fitted wardrobes to one wall.

EN SUITE BATHROOM

2.07m x 1.85m (6'9" x 6'0")

Opaque window to the side elevation.

Suite comprising of panelled bath with shower over, low flush WC and wash hand basin set within a vanity unit. Radiator, extractor fan and part tiled walls.

BEDROOM TWO

3.49m x 3.24m (11'5" x 10'7")

Window to the rear elevation, radiator and fitted wardrobes.

EN SUITE

2.04m x 1.52m (6'8" x 4'11")

Suite comprising shower cubicle, wash hand basin set within a vanity unit and low flush WC. Radiator, extractor fan.

BEDROOM THREE

5.0m max x 2.63m max (16'4" max x 8'7" max)

Window to the front elevation, radiator and fitted wardrobes.

BEDROOM FOUR

3.53m max x 2.68m max (11'6" max x 8'9" max)

Window to the rear elevation and radiator.

BEDROOM FIVE

2.68m x 1.96m (8'9" x 6'5")

Window to the front elevation and radiator.

FAMILY BATHROOM

2.26m x 1.83m (7'4" x 6'0")

Opaque window to the rear elevation.

Suite comprising of panelled bath with shower over, low flush WC and wash hand basin set within a vanity unit. Two chrome ladder style radiators, extractor fan and tiled walls.

INTEGRAL GARAGE

Open and over door, power, light and personal side access door.

OUTSIDE

The property enjoys a delightful rear garden with a summerhouse and attached workshop/store, a neatly lawned area, additional storage, and attractive gravelled seating spaces. The garden is fully enclosed, offering excellent privacy and is not overlooked.

ADDITIONAL INFORMATION:

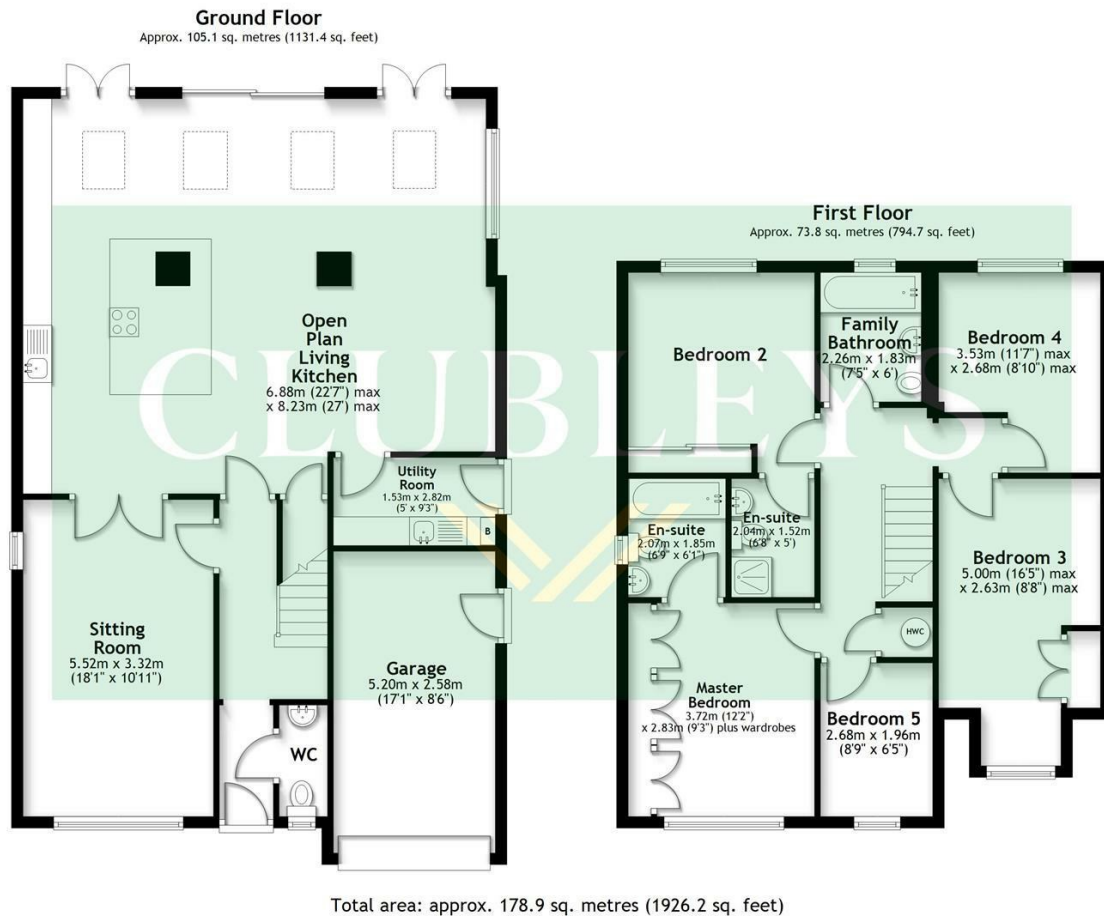
SERVICES

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.





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.

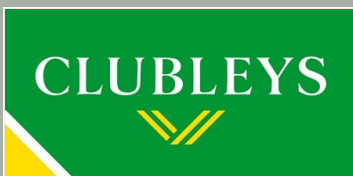
MORTGAGES

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.