



2, St Johns Close,  
Stamford Bridge, YO41 1PJ  
£345,000



## ABOUT THE PROPERTY

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Offered to the market with the convenience of no onward chain, this four bedroom semi detached property is sure to appeal to a range of discerning purchasers.

The accommodation comprises an entrance hall with WC, a welcoming sitting room with a log burner and bi folding doors leading to the impressive dining kitchen, originally three separate rooms now opened up to create a most impressive space. Sliding doors lead into the conservatory, which overlooks the rear garden. The first floor holds four bedrooms and a modern shower room. Externally, the property offers a garden and off road parking to the front leading to the integral garage. To the rear is a patio seating area immediately beyond the property and a lawned garden with mature shrub borders.

Tenure: Freehold. Local Authority: East Riding of Yorkshire Council - Tax Band D. Viewing recommended.







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

#### ENTRANCE HALL

Front entrance door.  
Stairs to first floor, laminate wood flooring and radiator.

#### WC

1.65 x 0.82 (5'4" x 2'8")  
Window to front.  
Suite comprising corner basin and low flush WC.  
Chrome ladder style towel rail.

#### SITTING ROOM

4.22 x 3.98 (13'10" x 13'0")  
Window to front.  
Log burner set on granite hearth, laminate wood flooring and radiator.  
Bi-folding doors to;-

#### DINING KITCHEN

7.64 x 3.03 (25'0" x 9'11")  
Window to rear, door to rear and sliding doors to conservatory.  
Kitchen fitted with wall and base units comprising working surfaces, 1 1/2 bowl stainless steel sink unit, integrated appliances including fridge freezer, dishwasher, electric oven and hob with extractor fan over. Under stairs cupboard, door to integral garage, laminate wood flooring and radiator.

#### INTEGRAL GARAGE

5.28 x 2.40 (17'3" x 7'10")  
Up and over door to front.  
Plumbed for washing machine, eaves storage, power and light.

#### CONSERVATORY

3.04 max x 3.11 (9'11" max x 10'2")  
Windows to 3x elevations and French doors to side.  
Tiled floor.

#### FIRST FLOOR

##### LANDING

Access to loft space.

##### BEDROOM ONE

3.26+wds x 2.51 (10'8"+wds x 8'2")  
Window to front.  
Fitted wardrobes and radiator.

##### BEDROOM TWO

3/50 x 2.66 (9'10"/164'0" x 8'8")  
Window to rear.  
Laminate wood flooring and radiator.

##### BEDROOM THREE

2.96 x 2.28 (9'8" x 7'5")  
Window to rear.  
Radiator.

##### BEDROOM FOUR

2.43 x 2.23 (7'11" x 7'3")  
Window to front.  
Laminate wood flooring and radiator.

##### SHOWER ROOM

2.24 x 1.85 (7'4" x 6'0")  
Window to rear.  
Suite comprising walk in shower with rainfall shower head and vanity unit housing wash hand basin and low flush WC. Chrome ladder style towel rail, fully tiled walls and flooring and extractor fan.

#### ADDITIONAL INFORMATION

##### TENURE & TAX BAND

Tenure: Freehold.  
Council Tax Band D - East Riding of Yorkshire Council.

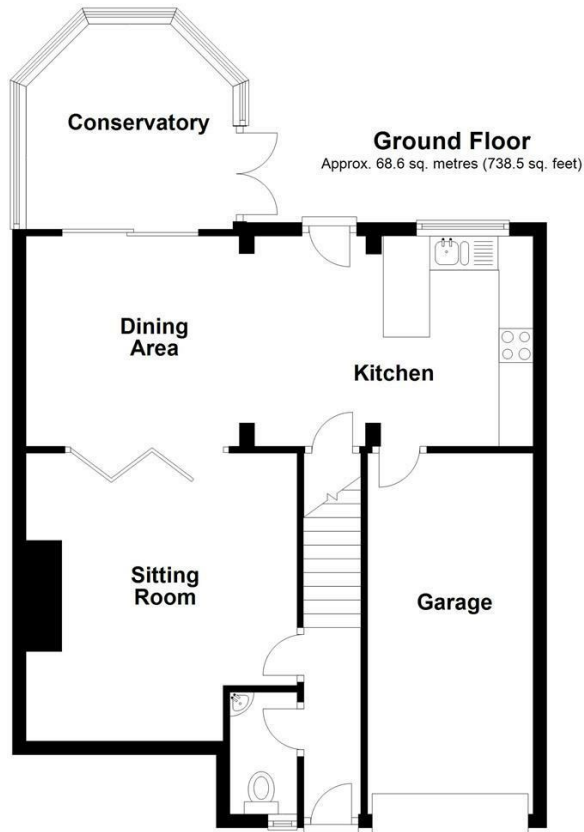
##### SERVICES

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

##### APPLIANCES

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





Total area: approx. 112.8 sq. metres (1214.7 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.

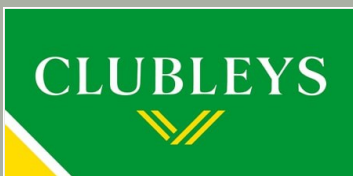
#### MORTGAGES

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		84
(69-80)	C	71	
(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	

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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.