

55, Fossway,  
Stamford Bridge, YO41 1DS  
Chain Free £315,000



## ABOUT THE PROPERTY

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Nestled in the highly sought-after village of Stamford Bridge and offered with no onward chain, this deceptively spacious four-bedroom (potentially five-bedroom) semi-detached home is a must-see.

The ground floor features an entrance hall, a practical boot room, a four-piece bathroom suite, separate WC, a generously sized living room ideal for relaxed family living and entertaining and a fitted kitchen. There is also one bedroom and a versatile room that could serve as a fifth bedroom or a dining room, leading onto the conservatory.

Upstairs, there are three well-proportioned bedrooms, each offering ample space.

Externally, the property boasts a paved driveway to the front, providing plenty of off-street parking and leading to a garage. The rear garden is private, enclosed, and of a generous size, with a paved seating area, mature shrub borders, conifer hedging, lawned areas, three garden sheds and workshop.

A viewing is strongly recommended to fully appreciate the spacious and versatile accommodation this home provides.







#### ENTRANCE HALL

1.63m x 1.28m (5'4" x 4'2")

Leading through a UPVC entrance door with a radiator, UPVC double-glazed window to the side elevation, recessed spotlights, loft hatch, and a door leading to...

#### BOOT ROOM

1.63m x 1.50m (5'4" x 4'11")

Velux window, recessed spotlights, UPVC door to the rear garden, and a UPVC window overlooking the kitchen.

#### WC

1.63m x 0.81m (5'4" x 2'7")

Wash hand basin with mixer tap, low-flush WC, heated towel rail, and a UPVC double-glazed window to the side elevation.

#### KITCHEN

4.34m x 3.42m (14'2" x 11'2" )

Range of wall and base units with roll-top work surface, UPVC double-glazed window to the front elevation, integrated fridge freezer, freestanding dishwasher, oven with extractor, stainless steel sink unit with mixer tap, two radiators, and recessed spotlights.

#### SITTING ROOM

5.28m x 3.32m max (17'3" x 10'10" max)

Feature log burner, radiator, UPVC double-glazed bay window to the front elevation, and ceiling coving.

#### BATHROOM

4.19m x 2.03m (13'8" x 6'7")

Fitted suite comprising a panelled bath with mixer tap and shower attachment, WC, bidet, wash hand basin set in a vanity unit, shower cubicle, two heated towel rails, part-tiled walls, recessed spotlights, Velux window, and a UPVC double-glazed window to the side elevation.

#### BEDROOM THREE

3.27m + recess x 3.39m (10'8" + recess x 11'1" )

UPVC patio doors leading to the rear garden, two radiators, and an archway leading to understairs storage.

#### DINING ROOM / BEDROOM FIVE

2.90m into recess x 3.55m (9'6" into recess x 11'7" )

Currently used as a bedroom but could serve as a dining room or secondary living area, with a UPVC double-glazed window to the side, radiator, built-in double wardrobe, and French doors leading to the conservatory.

#### CONSERVATORY

2.91m x 2.62m (9'6" x 8'7" )

Brick and UPVC double-glazed conservatory with double doors opening onto the rear garden.

#### LANDING

Loft hatch, doors to the three upstairs bedrooms, and single glazing window into the second bedroom, allowing plenty of natural light onto the landing.

#### BEDROOM ONE

4.59m x 3.16m min 4.63m max (15'0" x 10'4" min 15'2" max )

Built-in wardrobes, recessed spotlights, radiator, archway leading to a vanity wash hand basin, and a UPVC double glazed bay window offering field views.

#### BEDROOM TWO

6.33m max into wardrobe x 2.51m (20'9" max into wardrobe x 8'2" )

Originally one long bedroom, now divided by a stud wall with an arch in the middle, featuring two UPVC double-glazed windows to the rear elevation, two radiators, and a built-in wardrobe.

#### BEDROOM FOUR

2.63m x 2.35m (8'7" x 7'8" )

Eaves storage, cupboard housing the boiler, additional storage cupboard, radiator, and UPVC double-glazed window to the front elevation.

#### GARAGE

5.29m x 2.82m (17'4" x 9'3" )

Double front entrance doors, workbench, two windows to the side elevation, side entrance door, boarded eaves storage, and connections for power, light, and water.

#### WORKSHOP

Window to the side, workbench, and connections for power and lighting.

#### OUTSIDE

The rear garden is a generous, enclosed space with conifer hedging, mainly laid to lawn, mature shrubs along the borders, and a paved area immediately beyond the house. It also benefits from three garden sheds.

The front garden provides ample off-road parking with a paved driveway, fenced borders, and mature shrubs and plants.

#### ADDITIONAL INFORMATION

##### SERVICES

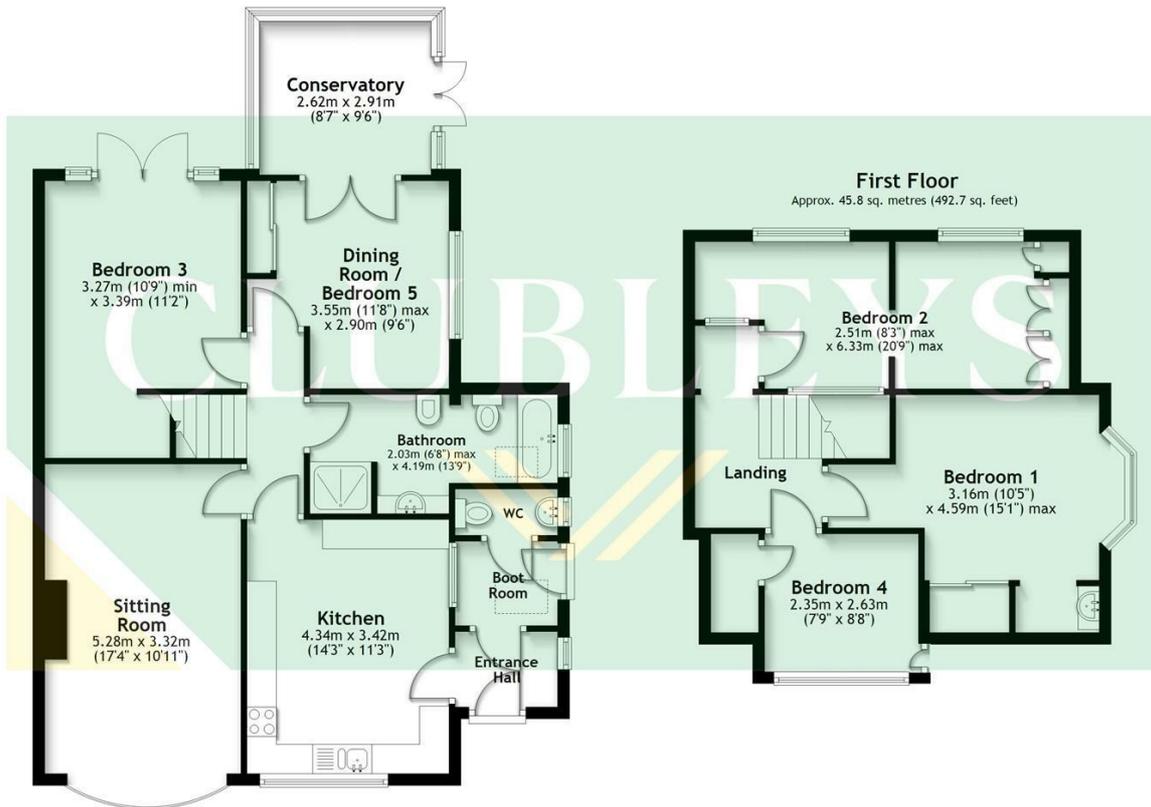
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

##### APPLIANCES

None of the appliances have been checked by the agent.



**Ground Floor**  
Approx. 87.2 sq. metres (939.0 sq. feet)



Total area: approx. 133.0 sq. metres (1431.7 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.

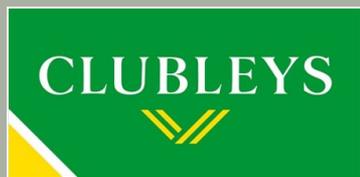
**MORTGAGES**

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
<b>England &amp; Wales</b>		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.