



53, Huntsmans Lane,  
Stamford Bridge, YO41 1ET  
Offers In The Region Of £445,000



## ABOUT THE PROPERTY

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**\*\* CHAIN FREE \*\***

Situated in one of Stamford Bridge's most sought-after developments, this substantial four-bedroom detached home offers generously proportioned accommodation, finished to a high standard throughout.

The property welcomes you with a spacious entrance hall featuring a built-in coat cupboard, a bright front-facing lounge, a convenient ground floor WC, and an impressive extended open-plan kitchen. This contemporary space includes integrated appliances, a central island with hob and extractor, and both dining and sitting areas complemented by a log burner and French doors leading out to the rear garden—making it the true heart of the home.

Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with a en suite shower room, and a modern family bathroom serving the remaining rooms with benefit of sharps fitted wardrobes.

Externally, there is ample off-road parking at the front, leading to a single garage that also houses a utility area and additional storage. The rear garden is fully enclosed and mainly laid to lawn, featuring a large raised decked area that enjoys wonderful views over the local cricket ground—ideal for relaxing or entertaining. The property also benefits from solar panels.

Viewing is highly recommended to appreciate all this property has to offer.







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: E

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

Entrance door to side.  
Storage cupboard, stairs to first floor, radiator.

### SITTING ROOM

6.07 x 3.62 (19'10" x 11'10")  
Bay window to front, feature arch window to front.  
Gas fire set in modern surround, under stairs cupboard, 2x radiators.

### WC

2.07 x 0.88 (6'9" x 2'10")  
Opaque window to side.  
Suite comprising low flush WC and wash hand basin set in vanity units. Tiled flooring, radiator.

### OPEN PLAN KITCHEN

5.96 extending to 7.22 x 6.08 (19'6" extending to 23'8" x 19'11")  
Windows to side and rear elevations, ceiling lantern, French doors opening to rear elevation.  
Fitted kitchen with a wide range of wall and floor units comprising integrated fridge freezer, eye level oven, microwave, dishwasher, sink unit, central island with integrated wine cooler, induction hob and extractor fan over.  
Log burner, 2x radiators and storage cupboard.

### LANDING

Arch window to side.  
Access to loft space.

### BEDROOM ONE

3.31 x 2.98 + door recess (10'10" x 9'9" + door recess)  
Window to rear.  
Fitted wardrobes, radiator.

### EN SUITE

2.33 x 1.08 (7'7" x 3'6")  
Fitted suite comprising step in shower cubicle, vanity unit housing the low flush WC and wash hand basin.  
Fully tiled walls and flooring, extractor fan.

### BEDROOM TWO

3.64 x 2.87 (11'11" x 9'4")  
Window to front.  
Fitted wardrobes, radiator.

### BEDROOM THREE

3.63 x 2.59 (11'10" x 8'5")  
Windows to front and side.  
Fitted cupboard, radiator.

### BEDROOM FOUR

2.76 x 2.68 (9'0" x 8'9")  
Window to rear.  
Fitted wardrobes to one wall, radiator.

### BATHROOM

2.69 x 1.63 (8'9" x 5'4")  
2x opaque windows to side.  
Suite comprising 'p' shaped bath with shower over, low flush WC and wash hand basin set in vanity unit.  
Extractor fan, Victorian style radiator and towel rail.

### GARAGE

4.14 x 2.87 (13'6" x 9'4")  
Up and over door.  
Power and light.

### UTILITY

2.82 x 1.35 (9'3" x 4'5")  
Base units and space for automatic washing machine.

### STORE

2.75 x 2.59 (9'0" x 8'5")  
Personnel door and window to side.  
Power and light.

## ADDITIONAL INFORMATION

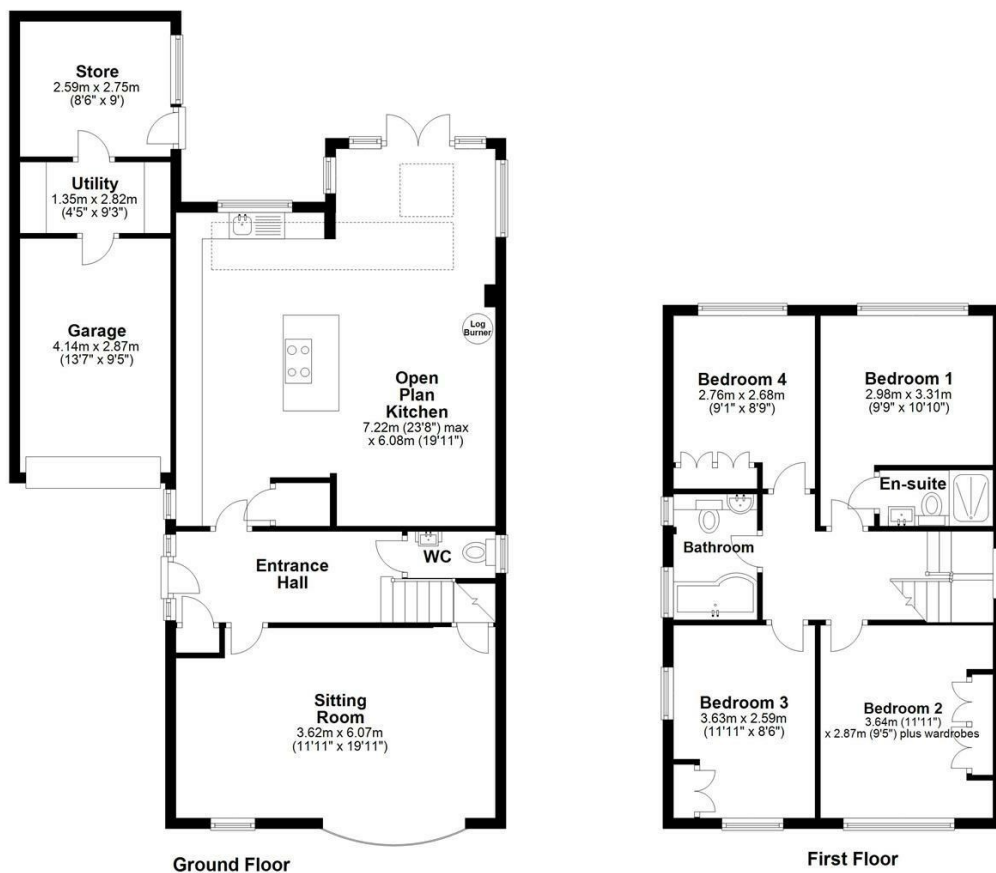
### SERVICES

The property benefits from mains water, electricity, gas, and drainage, and also features fully owned solar panels.

### APPLIANCES

None of the appliances have been tested by the Agents.





Total area: approx. 157.2 sq. metres (1691.7 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.

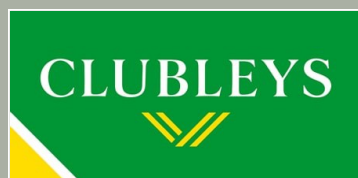
#### MORTGAGES

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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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.

| 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 |         |           |
| <b>England &amp; Wales</b>                  | 84      | 88        |
| EU Directive 2002/91/EC                     |         |           |