

12, School Close,  
Stamford Bridge, YO41 1PT  
£325,000



## ABOUT THE PROPERTY

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Welcome to this charming detached house located on School Close, within the sought after village of Stamford Bridge.

This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family, a modern kitchen and handy utility room. Upstairs lie three double bedrooms, the master having benefit of an en suite shower. There is also a modern family bathroom. Externally, to the front of the property there is driveway with ample off road parking. The rear garden is fully enclosed by fence panels and not directly overlooked affording a great deal of privacy, with low maintenance artificial lawn and a handy cabin, ideal for many uses.

Don't miss out on the opportunity to make this lovely property your own.







#### ENTRANCE HALL

Front entrance door, oak flooring, ceiling coving, radiator.

#### CLOAKROOM

White low flush WC and pedestal hand basin with tiled splashbacks, chrome ladder style radiator, oak flooring, recessed ceiling light.

#### SITTING ROOM

4.98 x 3.32 (16'4" x 10'10")

Oak flooring, stairs to first floor with oak balustrade, stainless steel spindles, ceiling coving, radiator, power points

#### DINING AREA

2.73 x 2.90 (8'11" x 9'6")

Oak flooring, upvc French door to rear patio, radiator, power points, ceiling coving

#### SNUG/PLAYROOM/OFFICE

3.93 x 2.45 (12'10" x 8'0")

Oak flooring, recessed ceiling lights, power points, radiator

#### KITCHEN

2.88 x 3.14 (9'5" x 10'3")

Fitted with range of units incorporating pan drawers and carousel units with chocolate stone work surfaces and splash backs, integrated double stainless steel Bosch electric oven, 4 ring Bosch induction hob and Neff cooker hood over, dishwasher, integrated Bosch fridge freezer, 1.5 bowl stainless steel sink unit, Amtico flooring, stainless steel mixer tap, recessed ceiling lights, power points, under stairs cupboard with power points, wall mounted vertical stainless steel radiator, side entrance door.

#### UTILITY

2.44 x 1.31 (8'0" x 4'3")

Stainless steel sink unit with cold water supply, plumbed for automatic washer, cupboard housing Worcester gas central heating boiler.

#### LANDING

Access to loft half boarded out with ladder, ceiling coving, radiator, power points, airing cupboard housing hot water cylinder and immersion heater

#### MASTER BEDROOM

3.61 x 4.41 (11'10" x 14'5")

Oak flooring, ceiling coving, power points, radiator, overlooking rear garden.

#### ENSUITE SHOWER ROOM

Shower cubicle with rainfall and separate shower head, recessed lights, low flush WC pedestal hand basin, bathroom cabinet with mirrored doors, chrome ladder style radiator, tiled walls and Amtico flooring.

#### BEDROOM 2

3.05 x 2.77 (10'0" x 9'1")

Fitted wardrobes with drawers, radiator, power points, ceiling coving

#### BEDROOM 3

3.05 x 2.77 (10'0" x 9'1")

Oak flooring, radiator, ceiling coving, power points.

#### BATHROOM

Comprising of a white suite with panelled bath, Aqualisa shower and separate hand shower head, magnetic fold away shower screen, low flush WC, pedestal hand basin, Sharp bathroom cabinet with mirrored front, tiled walls and Amtico flooring, recessed ceiling lights and fan

#### OUTSIDE

To the front of the property there is driveway with ample off road parking. Access to the right hand side leading to the rear garden which is fully enclosed by fence panels and not directly overlooked affording a great deal of privacy. There is a handy cabin, ideal for many uses with power and light and also a bike shed.

#### SERVICES

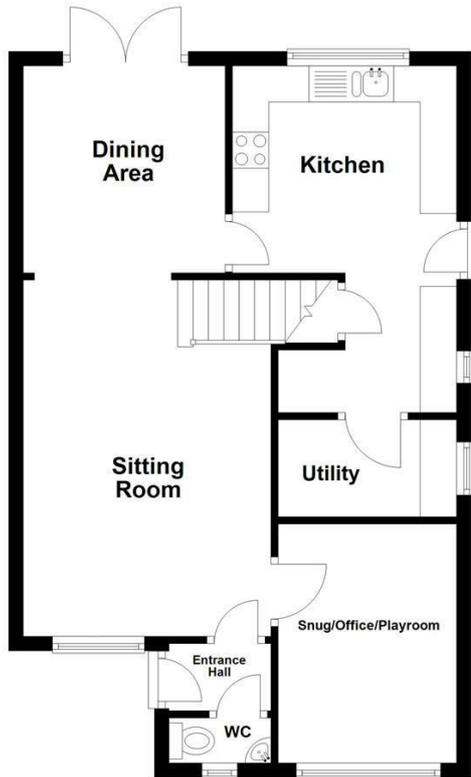
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

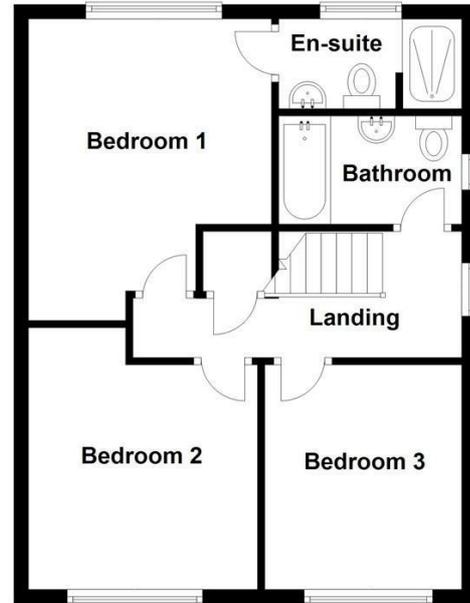
None of the appliances have been tested by the agent.



## Ground Floor



## First Floor



Total area: approx. 100.0 sq. metres (1076.2 sq. feet)

### 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.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

### 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.

### 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.



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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	

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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.