

2, Winter Close,  
Stamford Bridge, YO41 1FP  
Offers Over £525,000



## ABOUT THE PROPERTY

Nestled within a quiet cul-de-sac and enjoying a private position with no properties overlooking the front, we are pleased to present this impressive five-bedroom detached family residence.

Built by Avant Homes, this thoughtfully designed 'Cotham' home welcomes you with a bright and spacious entrance hall, featuring a staircase rising to the first floor. Off the hall is a formal sitting room, enhanced by a front-facing bay window. Toward the rear, you'll find a spectacular open-plan living kitchen, complete with integrated appliances such as a fridge freezer, dishwasher, double oven, and gas hob. French doors provide access to the rear garden, flowing seamlessly into the adjoining living area, which enjoys garden views and features a cosy log burner along with expansive bi-folding doors—ideal for entertaining and indoor-outdoor living. The ground floor also includes a separate utility room, a guest WC, and an integral double garage with power and lighting.

Upstairs, the home comprises five bedrooms and a well-appointed family bathroom. The principal bedroom is fitted with built-in wardrobes and benefits from an en suite shower room, while the second bedroom also enjoys its own private en suite.

Outside, the front driveway offers parking for two vehicles, with gated access leading to a fully enclosed rear garden, mainly laid to lawn with established planting and multiple patio seating areas for relaxing or socialising.

This home truly offers the perfect blend of comfort, space, and functionality—ready for its next family to move in and make memories.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band F.







## GROUND FLOOR

### ENTRANCE HALL

Front entrance door.  
Stairs to first floor, Hive central heating control, under stairs cupboard and radiator.

### SITTING ROOM

4.83 max x 2.99 (15'10" max x 9'9")  
Bay window to front.  
Radiator.

### OPEN PLAN KITCHEN

5.10 x 3.33 (16'8" x 10'11")  
French doors to rear.  
Fitted with a range of wall and floor units comprising working surfaces, stainless steel sink unit, integrated eye level double oven/microwave and warming drawer, gas hob with extractor fan over, integrated fridge/freezer and dishwasher. Radiator.

### LIVING AREA

5.61 max x 5.33 (18'4" max x 17'5")  
Bi fold doors to rear.  
Log burner and radiator.

### UTILITY ROOM

1.85 x 1.78 (6'0" x 5'10")  
Wall and floor units comprising working surfaces, stainless steel sink unit, space for washing machine, door to garage.

### WC

1.65 x 1.62 (5'4" x 5'3")  
Opaque window to side.  
Suite comprising low flush WC and wash hand basin.  
Part tiled walls, radiator.

### INTEGRAL DOUBLE GARAGE

6.04 x 5.64 (19'9" x 18'6")  
Up and over door, power and light.

## FIRST FLOOR

### LANDING

Window to front.  
Radiator, airing cupboard.

### MASTER BEDROOM

3.94 x 3.61 + bay (12'11" x 11'10" + bay)  
Window to front.  
Fitted wardrobes, Hive central heating control, radiator.

### EN SUITE SHOWER ROOM

2.87 x 1.38 (9'4" x 4'6")  
Opaque window to side.  
Suite comprising walk in shower, low flush WC and wash hand basin. Fully tiled walls, radiator.

### BEDROOM TWO

4.26 x 3.22 (13'11" x 10'6")  
Window to front.  
Radiator.

### EN SUITE SHOWER ROOM

2.27 x 1.16 (7'5" x 3'9")  
Opaque window to side.  
Suite comprising walk in shower, low flush WC and wash hand basin. Fully tiled walls, radiator.

### BEDROOM THREE

4.20 x 2.74 (13'9" x 8'11")  
Window to rear.  
Radiator.

### BEDROOM FOUR

4.11 x 2.72 (13'5" x 8'11")  
Window to rear.  
Radiator.

### BEDROOM FIVE

2.76 x 2.30 (9'0" x 7'6")  
Window to rear.  
Radiator.

### BATHROOM

2.91 x 1.91 (9'6" x 6'3")  
Opaque window to side.  
Suite comprising panelled bath with shower attachment, low flush WC and wash hand basin. Part tiled walls, radiator.

### OUTSIDE

The front driveway offers parking for two vehicles, with gated access leading to a fully enclosed rear garden, mainly laid to lawn with established planting and multiple patio seating areas.

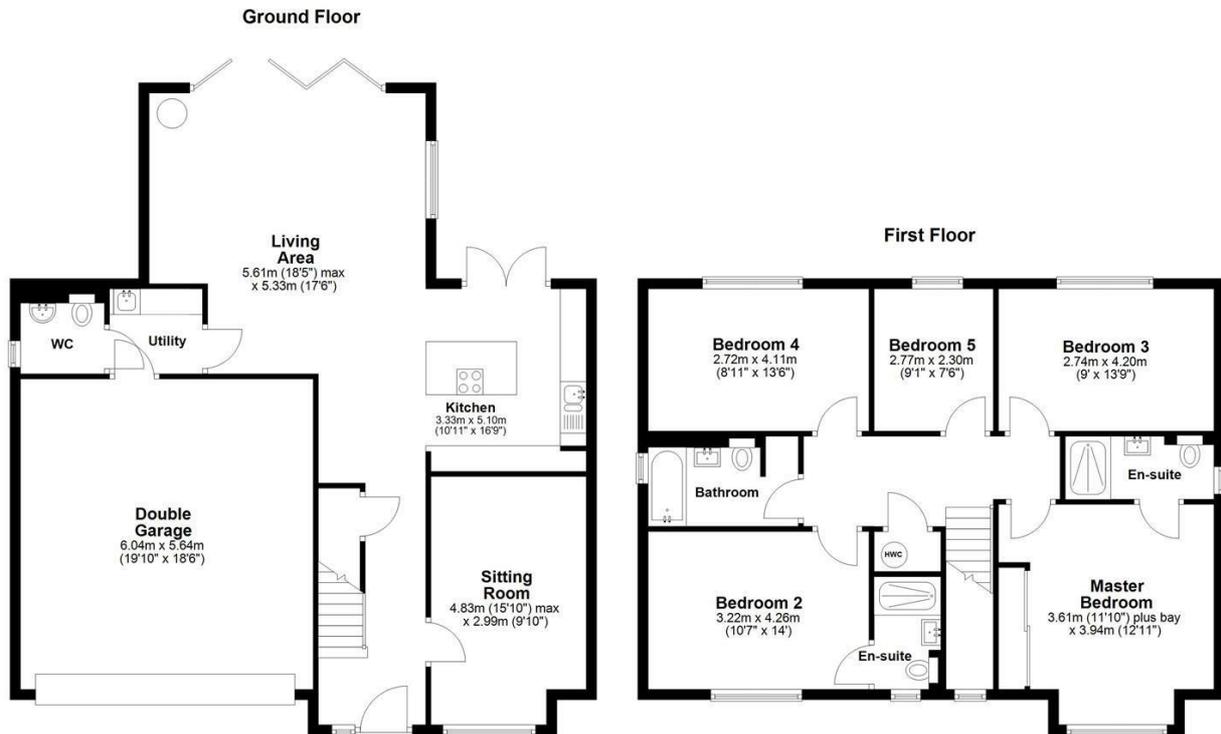
### ADDITIONAL INFORMATION

There is a maintenance charge payable, please ask the office for further information.

### SERVICES

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





Total area: approx. 195.3 sq. metres (2101.9 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.

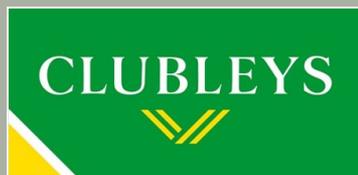
**MORTGAGES**

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		93
(81-91)	B	86	
(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.