CLUBLEYS

91, Godwins Way, York, Stamford Bridge, YO41 1DA
Chain Free £385,000







Situated on the ever-popular Godwins Way Estate, this much-loved four-bedroom detached home offers spacious and versatile accommodation, ideal for growing families looking for a property they can truly make their own. This is a fantastic opportunity for buyers seeking a well-proportioned family home in a desirable residential location.

Stepping inside, a welcoming entrance hall provides access to the ground floor accommodation, with stairs leading to the first floor and a convenient downstairs WC. The spacious sitting room features an attractive bay window overlooking the front garden and flows through to the dining room, creating a lovely space for both everyday family life and entertaining. From here, doors lead into the conservatory, where you can relax and enjoy views across the south-facing rear garden. The fitted kitchen also offers space for a dining table, providing a practical and sociable setting for family meals.

Upstairs, the property continues to impress with four generously sized bedrooms, offering flexibility for family living, guests or those working from home. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms.

Outside, the property enjoys a lawned front garden and a block-paved driveway. Gated side access leads to the south-facing rear garden, a wonderful space for enjoying sunny days, outdoor dining and entertaining. Featuring a paved patio, circular lawn, established flower beds and borders, along with a useful storage shed, the garden offers plenty of opportunity to relax and unwind.

With its generous living space, four bedrooms, desirable location and sunny rear garden, this property has all the ingredients of a wonderful long-term family home. Viewing is highly recommended.

Tenure: Freehold
East Riding of Yorkshire Council
BAND: E

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL
Front entrance door.
Stairs to first floor, under stairs cupboard and radiator.

SITTING ROOM
5.47 x 3.56 (17'11" x 11'8")
Bay window to front.
Coal gas fire set in tiled fireplace and wooden surround, radiator. Archway to;-

DINING ROOM
3.59 x 3.39 (11'9" x 11'1")
Sliding doors to conservatory.
Radiator.

CONSERVATORY
3.40 x 3.06 (11'1" x 10'0")
Windows to 3x elevation, French doors to side.
Tiled flooring.

KITCHEN
4.58 x 2.84 (15'0" x 9'3")
Door and window to rear.
Fitted with wall and base units with working surfaces, 1 1/2 bowl sink unit, integrated oven and hob with extractor fan over, space for washing machine and dishwasher, space for fridge freezer. Radiator.

INTEGRAL GARAGE
5.00 x 2.75 (16'4" x 9'0")
Electric roller shutter door, gas fired central heating boiler, power and light. Personnel door accessed from the entrance hall.

WC
2.33 x 0.93 (7'7" x 3'0")
Window to side.
White suite comprising low flush WC and wash hand basin. Heated towel rail.

FIRST FLOOR

LANDING
Access to loft.

MASTER BEDROOM
3.61 x 3.57 (11'10" x 11'8")
Window to front.
Fitted wardrobes and radiator.

EN SUITE
2.60 x 1.71 (8'6" x 5'7")
Window to side.
White suite comprising walk in shower, low flush WC and wash hand basin. Heated towel rail and fully tiled walls.

BEDROOM TWO
3.63 x 3.55 (11'10" x 11'7")
Window to front.
Fitted wardrobes and radiator.

BEDROOM THREE
3.55 x 3.23 max (11'7" x 10'7" max)
Window to rear
Radiator.

BEDROOM FOUR
2.93 x 2.64 (9'7" x 8'7")
Window to rear
Radiator.

BATHROOM
2.33 x 1.71 (7'7" x 5'7")
Window to rear.
White suite comprising bath with shower over, low flush WC and wash hand basin. radiator and part tiled walls.

OUTSIDE
The property has lawned gardens to the front with a block paved driveway. To the rear there is a paved patio area with circular lawn beyond, flower beds, borders and a storage shed.

ADDITIONAL INFORMATION

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

SERVICES
The property has the benefit of mains water, electricity, gas and drainage.

APPLIANCES
None of the appliances have been checked by the Agent.

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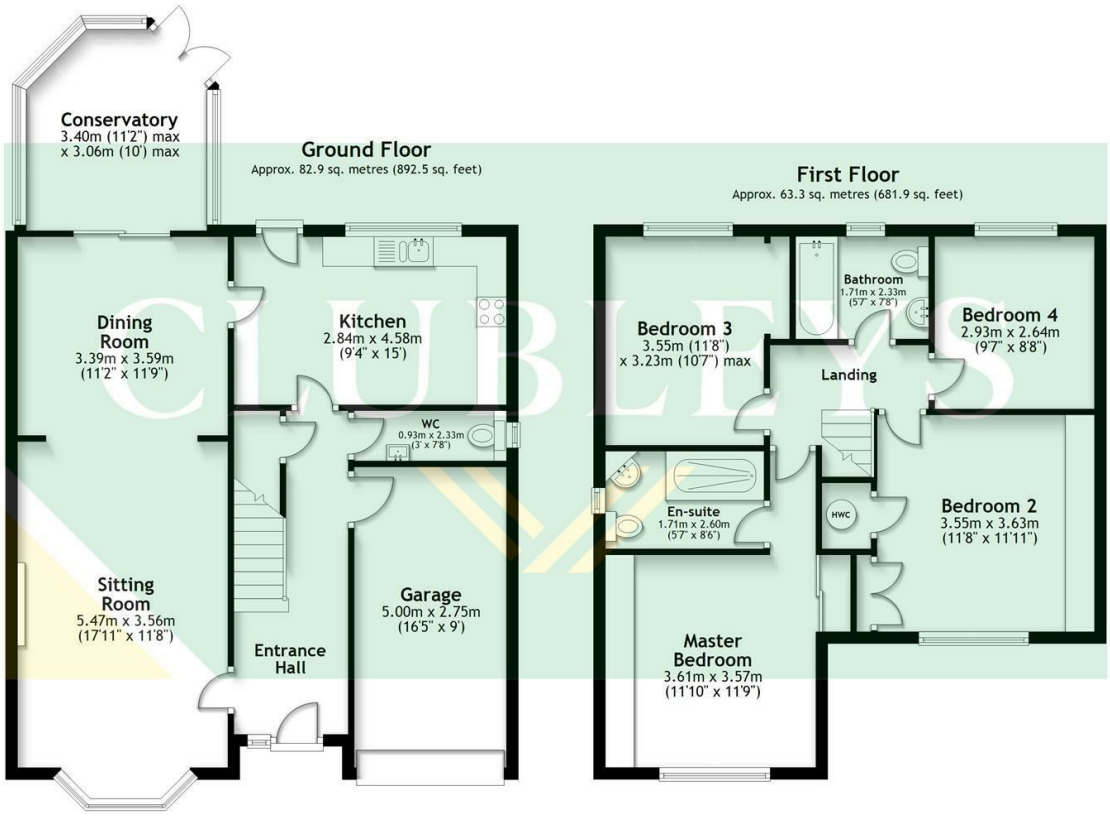








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 146.3 sq. metres (1574.3 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

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.

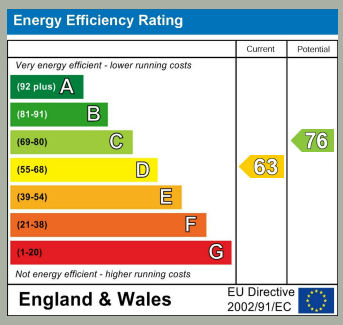
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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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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.