

CLUBLEYS



4, Blareham Croft,
York, Stamford Bridge, YO41 1FN
£380,000



ABOUT THE PROPERTY

This impressive Avant Home "The Ashbury" offers versatile and well-proportioned family accommodation, perfectly situated at the end of a quiet cul-de-sac in a highly sought-after area. One of the standout features of this property is its stunning, uninterrupted open views to the front, providing a sense of space and tranquillity that is rarely found.

Inside, the home has been thoughtfully designed to suit modern family life. The heart of the property is the open-plan living and dining area, which seamlessly extends through bi-fold doors to the rear garden, creating an ideal space for entertaining or relaxing with the family. A separate sitting room provides an additional reception space, while a well-sized WC and under-stairs storage add practical convenience. There is also direct internal access to the integral garage. The first floor comprises a generous master bedroom with a contemporary en-suite shower room, three further well-proportioned bedrooms, and a family bathroom, offering comfortable accommodation for all the family.

Externally, the property features a driveway providing parking to the front of the integral garage, along with beautifully maintained gardens, enhancing the home's charm and appeal. With its peaceful cul-de-sac position, open-fronted views, and versatile living spaces, this property represents a rare opportunity to secure a truly special family home.





**THE ACCOMMODATION COMPRISES****GROUND FLOOR ACCOMMODATION**

Front entrance door.

Double radiator, cupboard with plumbing for washing machine.

DOWNSTAIRS CLOAKROOM

1.80 x 1.63 (5'10" x 5'4")

Window to the front elevation.

Low flush WC, hand basin, tiled walls, radiator.

INTEGRAL GARAGE

5.89 x 3.05 (19'3" x 10'0")

Up and over door, power and light.

OPEN PLAN KITCHEN/DINING LIVING AREA

7.15 x 3.10 (23'5" x 10'2")

Bi-folding doors to the rear elevation.

Well fitted with a range of wall and floor units incorporation eye level electric oven and microwave with plate warmer below, 4 ring gas hob with cooker hood over, integrated fridge/freezer and dishwasher, tiled flooring, double radiator, door leading to garage.

SITTING ROOM

4.32 x 3.15 (14'2" x 10'4")

Window to the rear elevation.

Double radiator.

FIRST FLOOR ACCOMMODATION**LANDING**

Radiator, airing cupboard housing gas fired central heating boulder.

BEDROOM ONE

3.15 x 4.42 (max) (10'4" x 14'6" (max))

Window to the rear elevation.

Fitted wardrobes, radiator.

EN-SUITE SHOWER

2.31 into shower x 1.42 (7'6" into shower x 4'7")

Window to the side elevation.

Walk in shower, low flush WC, hand basin. Part tiled walls and tiled floor.

BEDROOM TWO

3.11 x 3.86 (10'2" x 12'7")

Window to the rear elevation.

Radiator.

BEDROOM THREE

3.15 x 2.91 (10'4" x 9'6")

Window to the front elevation.

Radiator.

BEDROOM FOUR

3.10 x 2.01 (10'2" x 6'7")

Window to the front elevation.

Radiator.

FAMILY BATHROOM

2.21 x 1.70 (7'3" x 5'6")

Window to the side elevation.

Panelled bath with shower over and shower screen, hand basin in unit, low flush WC. Part tiled walls and tiled floor.

OUTSIDE

Externally, the property features a driveway providing parking to the front of the integral garage, along with beautifully maintained gardens, enhancing the home's charm and appeal.

ADDITIONAL INFORMATION**SERVICES**

Mains Gas, Water, Electricity and Drainage.

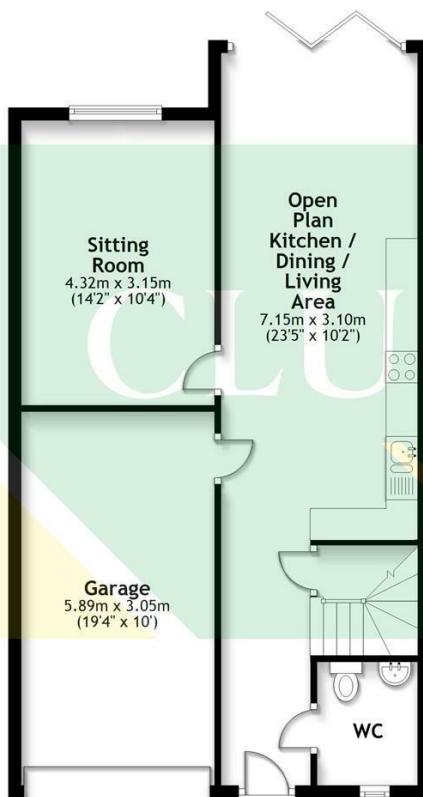
Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.



Ground Floor
Approx. 69.2 sq. metres (744.7 sq. feet)



First Floor
Approx. 62.9 sq. metres (677.5 sq. feet)



Total area: approx. 132.1 sq. metres (1422.2 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 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		94
(81-91)	B		84
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.