

4, Garbutt Close,  
York, Stamford Bridge, YO41 1SG  
£285,000





## ABOUT THE PROPERTY

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Clubleys are delighted to offer for sale this beautifully presented three-bedroom end terraced home, situated on the sought-after Saxon Gate development in Stamford Bridge.

This property is one of the larger designs of the three-bedroom homes in the area, making it ideal for a wide range of buyers. Conveniently located close to York city centre, it also benefits from excellent transport links.

The well-appointed accommodation comprises an entrance hall, downstairs WC, and an impressive open-plan dining kitchen with fully integrated appliances. A spacious sitting room with a feature media wall and French doors opens onto the rear garden, providing a light and welcoming living space.

Upstairs features three bedrooms, including a master bedroom with fitted wardrobes and a modern en suite shower room, as well as a contemporary family bathroom.

Externally, the property offers off-road parking for two vehicles at the front. To the rear, a fully enclosed garden includes a large paved patio, lawned area, decking area and a useful storage shed. The garden is perfect for relaxing or entertaining.

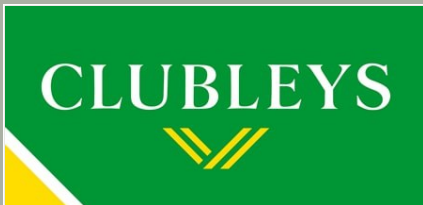
Early viewing is highly recommended to appreciate the space and location this superb home offers.

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









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: C

## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.  
Radiator.

#### WC

2.15 x 0.86 (7'0" x 2'9")  
Suite comprising low flush WC and wash hand basin.  
Extractor fan, radiator.

#### DINING KITCHEN

5.72 x 3.63 narrowing to 2.51 (18'9" x 11'10" narrowing to 8'2")  
Windows to front and side.  
Fitted with wall and base units comprising working surfaces, stainless steel sink unit, integrated oven with four ring electric hob, integrated fridge freezer, dishwasher and washing machine. Tiled flooring, under stairs cupboard and radiator.

#### SITTING ROOM

4.73 x 3.20 (15'6" x 10'5")  
Feature media wall, French doors to rear.  
Radiator.

### FIRST FLOOR

#### LANDING

Access to loft space, storage cupboard.

#### MASTER BEDROOM

4.15 max x 3.20 (13'7" max x 10'5")  
Window to rear.  
Fitted wardrobes, radiator.

#### EN SUITE SHOWER ROOM

Window to side.  
Suite comprising step in shower cubicle, low flush WC and wash hand basin. Extractor fan, ladder style heated towel rail.

#### BEDROOM TWO

3.56 x 2.61 (11'8" x 8'6")  
Window to front.  
Radiator.

#### BEDROOM THREE

3.27 x 2.03 (10'8" x 6'7")  
Window to front.  
Radiator.

### BATHROOM

2.68 max x 1.81 (8'9" max x 5'11")

Window to side.

Suite comprising panelled bath, low flush WC and wash hand basin. Extractor fan, ladder style heated towel rail.

### GARDEN

Fully enclosed garden to the rear which is mainly laid to lawn with a patio seating area and side access gate.

### ADDITIONAL INFORMATION

Please note there is a maintenance charge attached to the property. For further information please contact the office.

### SERVICES

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

### APPLIANCES

None of the above appliances have been tested by the Agent.

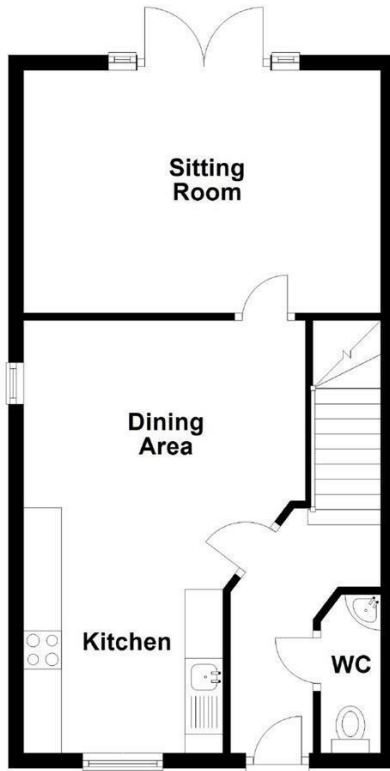
### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.



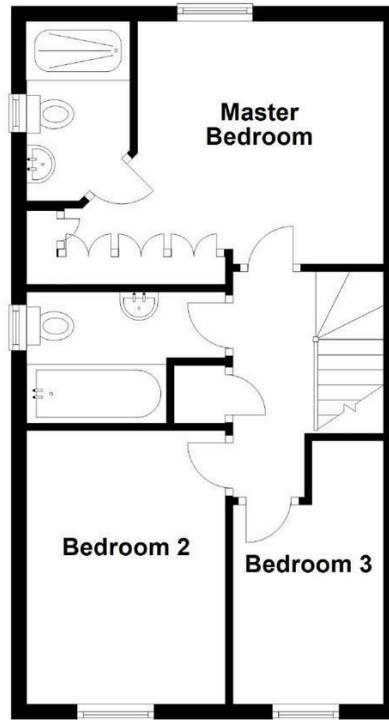
## Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.1 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.

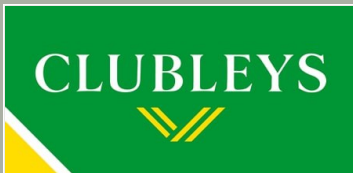
### MORTGAGES

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                                 |         | 96                      |
| (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.