

Bridge Farmhouse, York Road,  
Shiptonthorpe, YO43 3PF  
£450,000



## ABOUT THE PROPERTY

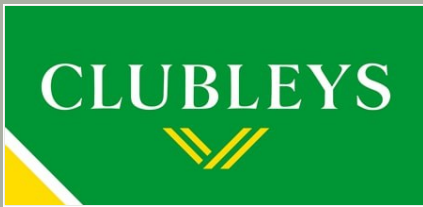
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This impressive five bedroom double fronted detached property stands in a prominent position with double gates leading to the rear offering the perfect blend of elegance and convenience. Greeted by a good size driveway which leads to a double garage - ideal for multiple vehicles. A garden room/gym offers endless possibilities, while a meticulously landscaped lawned garden and a charming seating area beneath a pergola promise serene moments and outdoor enjoyment. Inside, discover a well-appointed kitchen with ample storage, seamlessly flowing into the dining room with French doors leading to the rear garden. A utility room and shower room adds to the practicality. The entrance hall leads to both the sitting room and living room complete with a dedicated study area. Upstairs, this property reveals five spacious bedrooms, four of these bedrooms feature en-suite bathrooms. Additionally, a family bathroom caters to all your needs. With its spacious layout and outdoor space, viewing is essential to appreciate all that's on offer.

Tenure: Freehold. Council tax band: E







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: E

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door, radiator, staircase to first floor with cupboard under.

### LIVING ROOM

3.76m x 3.74m (12'4" x 12'3")

Brick fireplace and hearth with open grate, TV aerial point, radiator, ceiling coving, archway to office area.

### OFFICE AREA

1.82m x 3.54m (5'11" x 11'7")

Radiator, ceiling coving.

### LOUNGE

3.78m x 3.80m (12'4" x 12'5")

Multifuel stove set on tiled hearth with wooden mantle, 2 radiators, TV aerial point, ceiling coving.

### KITCHEN/DINER

2.00m x 1.85m (6'6" x 6'0" )

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, stain less steel sink unit, plumbed for dishwasher, breakfast bar, part tiled walls, ceiling coving, extractor hood, laminate wood flooring, Pvc side entrance door, archway to dining area.

### DAY ROOM

3.90m x 3.90m (12'9" x 12'9")

Laminate wood flooring, radiator, ceiling coving, french doors to garden.

### UTILITY ROOM

Fitted with a range of wall and floor units, stainless steel sink unit, plumbed for automatic washing machine, laminate wood flooring, part tiled walls.

### SHOWER ROOM

Low flush wc, wash hand basin, shower, fully tiled walls, radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft space, radiator, floor standing gas fired central heating boiler.

### BEDROOM ONE

3.78m x 3.83m (12'4" x 12'6" )

Radiator, ceiling coving.

### EN SUITE

Three piece white suite comprising step in shower cubicle, low flush wc, wash hand basin set in vanity unit, heated towel rail, extractor fan, panel boarding to walls and ceiling.

### BEDROOM TWO

3.75m x 3.80m (12'3" x 12'5")

Radiator, ceiling coving.

### EN SUITE

Three piece white suite comprising step in shower cubicle, low flush wc, wash hand basin set in vanity unit, radiator, extractor fan, part panel boarding to walls.

### BEDROOM THREE

2.95m x 3.58m (9'8" x 11'8")

Radiator, ceiling coving.

### EN SUITE

Three piece white suite comprising step in shower cubicle, low flush wc, wash hand basin set in vanity unit, radiator, extractor fan, part panel boarding to walls.

### BEDROOM FOUR

3.83m x 3.13m (12'6" x 10'3")

Fitted wardrobe, radiator.

### BEDROOM FIVE

3.83m x 3.59m (12'6" x 11'9")

Radiator.

### EN SUITE

Three piece white suite comprising step in shower cubicle, low flush wc, wash hand basin set in vanity unit, radiator, extractor fan, part panel boarding to walls.

### BATHROOM

Three piece white suite comprising panelled with mixer shower attachment, low flush wc, pedestal wash hand basin, radiator, part tiled walls.

### OUTSIDE

Outside is a space designed to suit the whole family. With a generous lawn and various seating areas to enjoy the outdoors this is a fabulous social spot to enjoy the summer months. Completing the outside space is a garage.

### GARAGE

Pitched roof which is boarded out for storage, power and light, velux window.

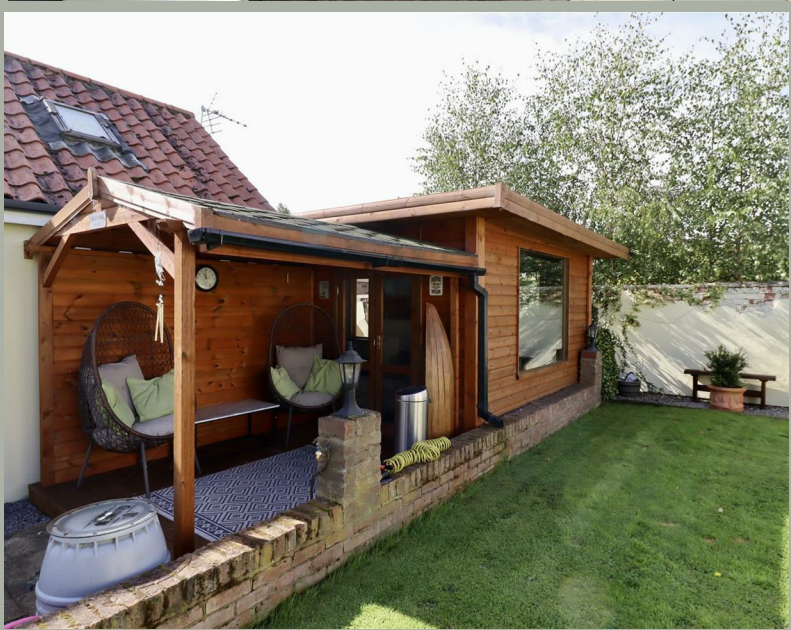
## ADDITIONAL INFORMATION

### SERVICES

Mains electric, gas, water and drainage.

### APPLIANCES

No appliances have been tested by the Agent.





#### 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

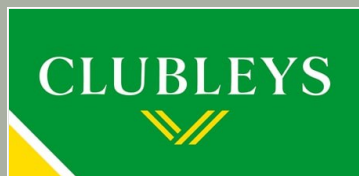
#### FREE VALUATIONS FOR SALE

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 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.