



## Heather Bank, Stamford Bridge, York £425,000

Meticulously maintained four bedroom detached property situated in the heart of Stamford Bridge 10 miles east of York. Benefitting from front and rear gardens, this property, which has been in the same family since it was built, is sure to appeal to a range of buyers.



A uPVC panelled front door opens into an entrance hall with stairs leading up to the first floor, a WC and doors leading off to all ground floor accommodation. To the front elevation is the principal reception room. A large spacious, airy, room with bay window to the front elevation and feature electric fire place.



To the rear elevation is a large family kitchen boasting a range of wall and base units, breakfast island, along with ample space for a range of appliances and dining table. The ground floor accommodation is completed by a well proportioned dining room with patio doors opening out to the rear garden.



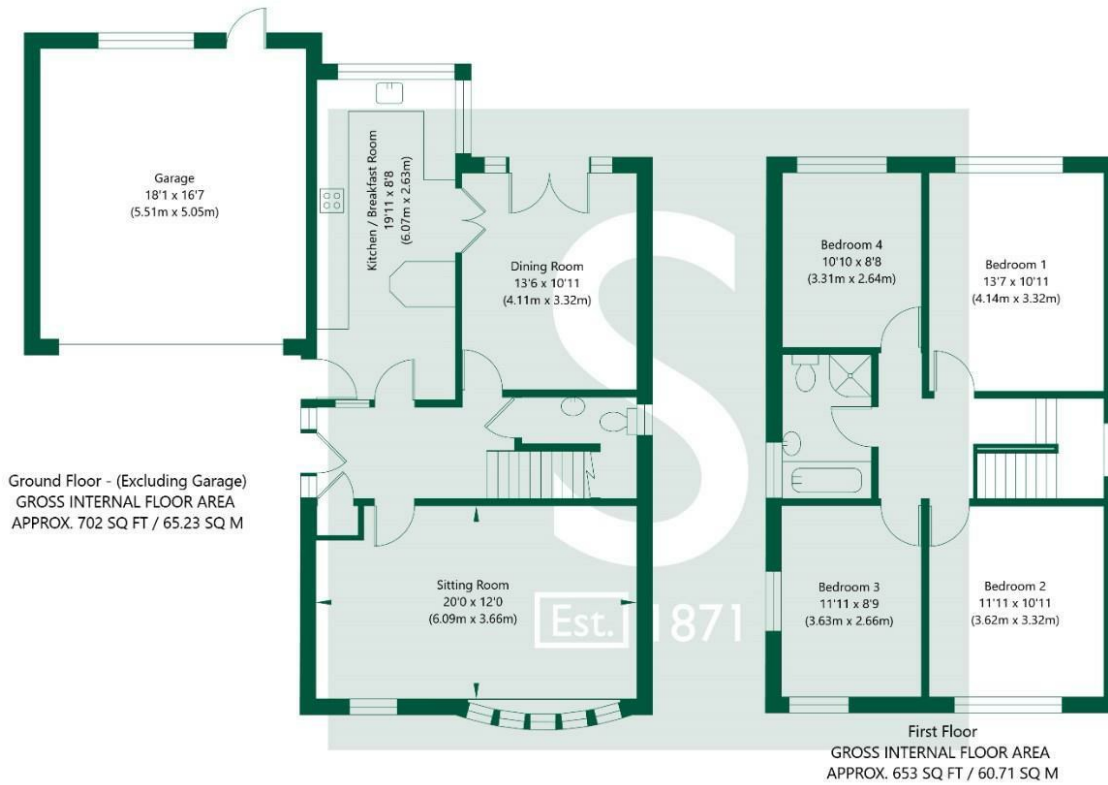
To the first floor are four bedrooms and a house bathroom. The master bedroom is a large double room to the front elevation and benefits from a large uPVC double glazed with allowing an abundance of natural light to flood in. Bedroom two can be found to the rear elevation and is another well proportioned double room. Bedroom three is a smaller dual aspect double bedroom, with bedroom four, another small double with built in storage, completing the bedroom accommodation. The house bathroom is fully part tiled and briefly comprises a bath with shower over, pedestal wash basin, low flush wc and a separate walking in corner shower.



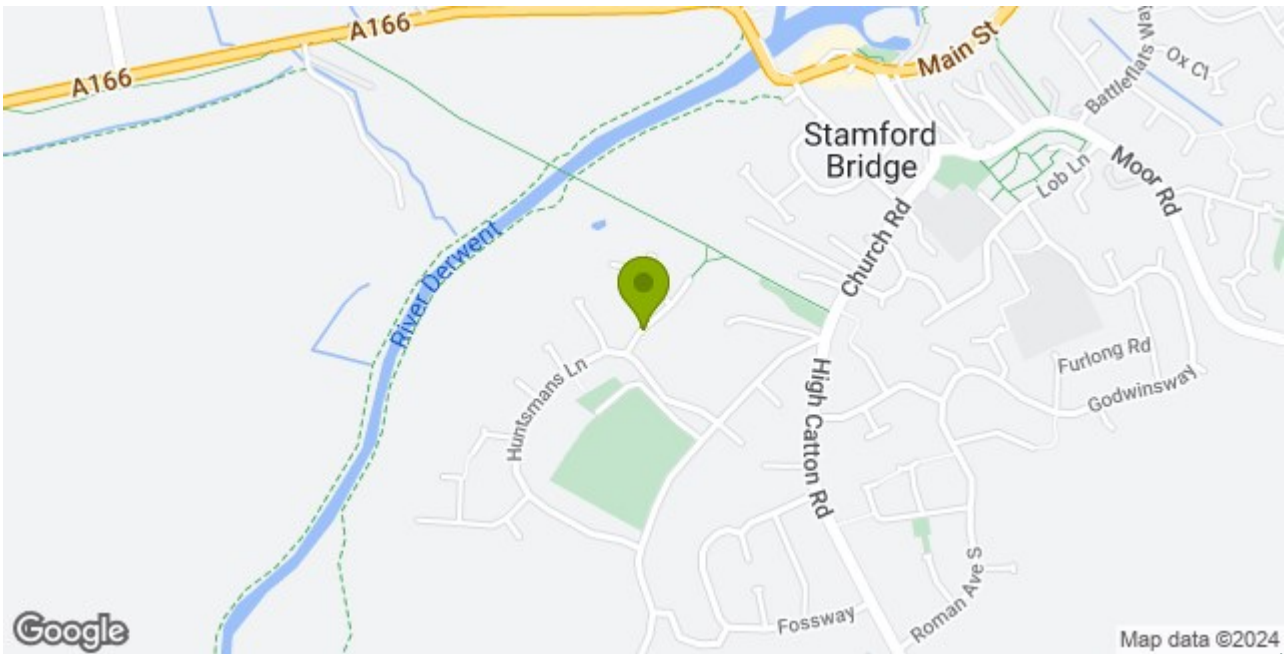
To the outside the property benefits from ample off street parking via a driveway which leads to an attached double garage with electric door. To the front of the property is a landscaped garden which is mainly laid to lawn. The rear garden boasts fabulous surrounding flower beds, a central water feature and manicured lawns.



Heather Bank, Stamford Bridge, York YO41 1EU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1355 SQ FT / 125.94 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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