



**5 School Close, Stamford Bridge, York, YO41 1PT**

- No Onward Chain • Detached family home close to local amenities • Kitchen with adjacent utility room • Living room • Dining room • Four double bedrooms & two bathrooms • Enclosed rear garden • Double garage • Off street parking •

EPC = C

## Guide Price £445,000

Located on a quiet cul-de-sac in the desirable and well serviced village of Stamford Bridge is this nicely presented four bedroom detached family home. The property has been well looked after by the current vendors and offers any prospective buyers the ideal opportunity to make it their forever home. This property is offered to the market with the added benefit of having no onward chain.

As you enter the property you find yourself in a spacious hallway with the living room to your left. This room is light and airy thanks to the bay window and provides the perfect space for all of the family to relax in and enjoy.

Adjacent through partition doors is the dining room, providing space for a large dining table with up to 8 chairs. French doors open from here into the rear garden, leaving an unrestricted 6 feet opening.

The kitchen follows and comprises an L-shaped worktop comprising a gas hob, stainless steel sink with drainer, space for a fridge and dishwasher and plenty of storage. Additionally there is a separate built in storage unit with an integrated oven and grill. A useful pantry cupboard and space for a dining table with chairs completes the space.

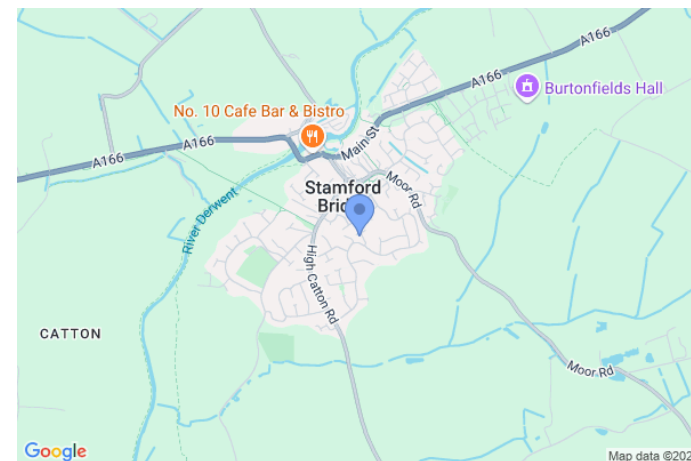
Adjacent is a large utility room providing additional storage below a full length worktop with an integrated stainless steel sink with drainer. There is space here for a washer and a dryer. Access into both the garage and rear garden is also on offer.

Storage under the stairs and a downstairs w.c with a basin completes the ground floor.

Upstairs there are four double bedrooms and a family bathroom comprising a bath with a shower overhead, w.c and basin.

The master bedroom benefits from full length fitted wardrobes as well as an en suite comprising a bath with handheld shower head, w.c, basin with storage below and a chrome heated towel rail. One of the other bedrooms benefits from a large storage cupboard whilst another is enhanced by built in wardrobes with sliding doors.

Externally there is a private rear garden with a patio seating area and a shed. To the front of the property there is off street parking for multiple cars in front of the double garage.





**FOUR BEDROOM DETACHED FAMILY HOME**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	70	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address:  
Reference: 2213

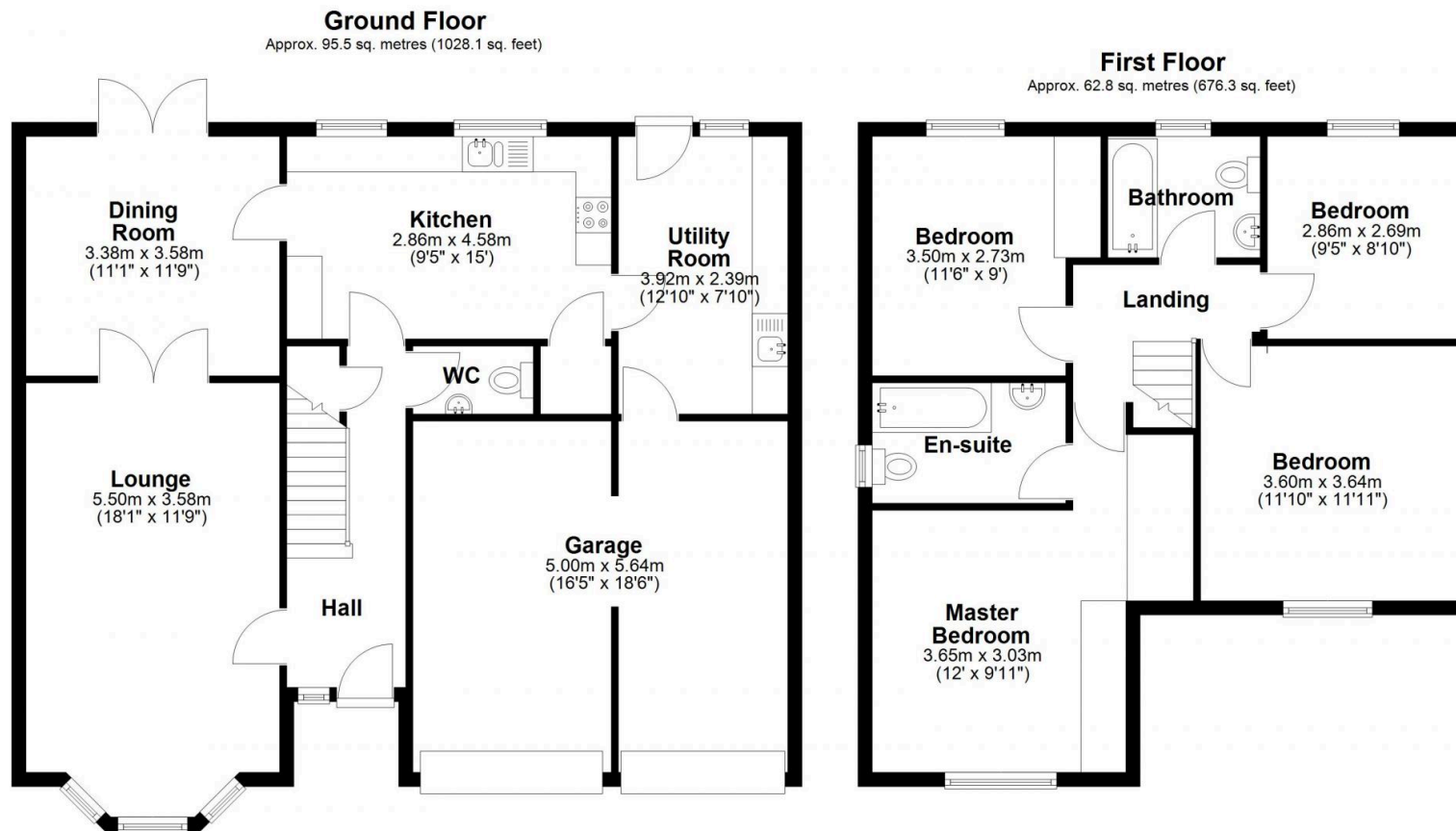


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Total area: approx. 158.4 sq. metres (1704.5 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**5 School Close**

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