



28, Furlong Road,
Stamford Bridge, YO41 1PX
Offers In The Region Of £415,000



ABOUT THE PROPERTY

Immaculately presented throughout, Clubleys are delighted to offer this substantial four bedroom detached family home. The property is located on a highly regarded estate situated in the historical village of Stamford Bridge.

Step inside the property to find a welcoming entrance hall with stairs to first floor and downstairs WC, a spacious sitting room with a lovely bay window to the front and opening to the dining room enjoying views over the rear garden. The modern kitchen is light and airy with plentiful working space. To the first floor lies four generous sized bedrooms, the master bedroom having benefit of an en suite shower room. There is also a family bathroom with modern fittings serving the remaining three bedrooms. Externally, the property offers a well manicured lawn to the front with a driveway leading to the integral garage. A side access gate leads to the rear, which is fully enclosed and mainly laid to lawn with a patio seating area immediately beyond the property.

We urge you to view this wonderful home. Contact Clubleys to arrange a viewing!

Tenure: Freehold. East Riding of Yorkshire Council Band: E







THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

5.49 x 1.68 (18'0" x 5'6")

Front entrance door.

Stairs to first floor with understairs cupboard, radiator.

WC

2.55 x 0.91 (8'4" x 2'11")

Window to side.

Suite comprising low flush WC and wash hand basin, both set in matching vanity units. Radiator.

SITTING ROOM

5.49 + bay x 3.57 (18'0" + bay x 11'8")

Bay window to front.

Coal effect gas fire set in Adams style surround, 2x radiators.

Opening to;-

DINING ROOM

3.57 x 3.58 (11'8" x 11'8")

French doors to rear.

Radiator.

KITCHEN

4.57 x 2.86 (14'11" x 9'4")

Door to rear, window to rear.

Wall and base units comprising working surfaces, 1 1/2 bowl ceramic sink unit, integral double oven and electric hob with extractor fan over. Space for washing machine. Radiator.

FIRST FLOOR

LANDING

Access to loft.

MASTER BEDROOM

3.63 + door recess x 3.57 + recess (11'10" + door recess x 11'8" + recess)

Window to front.

Radiator.

EN SUITE SHOWER ROOM

2.68 x 1.74 (8'9" x 5'8")

Window to side.

Suite comprising shower cubicle, low flush WC and wash hand basin set in vanity unit. Part tiled walls, extractor fan and radiator.

BEDROOM TWO

4.07 max x 3.64 (13'4" max x 11'11")

Window to front.

Storage cupboard housing hot water cylinder, radiator.

BEDROOM THREE

3.53 x 3.23 max (11'6" x 10'7" max)

Window to rear.

Radiator.

BEDROOM FOUR

2.99 x 2.63 (9'9" x 8'7")

Window to rear.

Radiator.

FAMILY BATHROOM

2.27 x 1.71 (7'5" x 5'7")

Window to rear.

Suite comprising panelled bath, wash hand basin and low flush WC set in vanity unit. Chrome ladder style towel rail, fully tiled walls and extractor fan.

OUTSIDE

Externally, the property offers a well manicured lawn to the front with a driveway leading to the integral garage. A side access gate leads to the rear, which is fully enclosed and mainly laid to lawn with a patio seating area immediately beyond the property.

GARAGE

5.07 x 2.78 (16'7" x 9'1")

Up and over door.

Power and light, wall mounted Ideal Classic gas boiler.

ADDITIONAL INFORMATION

TENURE & TAX BAND

Tenure: Freehold

East Riding of Yorkshire Council. Council Tax Band E

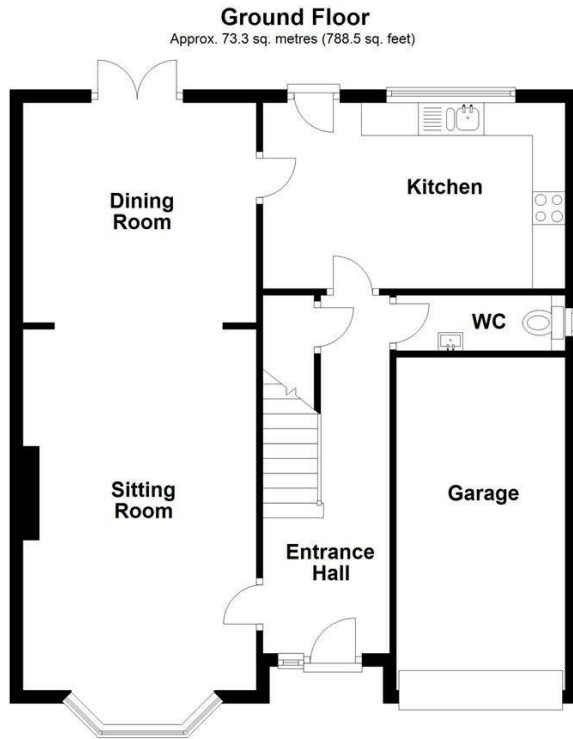
SERVICES

Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.





Total area: approx. 136.6 sq. metres (1470.4 sq. feet)

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

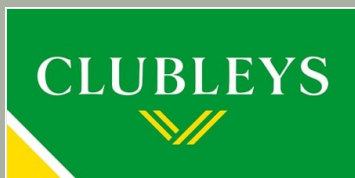
FREE VALUATIONS FOR SALE

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) A			
(81-91) B			83
(69-80) C		65	
(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	

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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.