



1, Long Moor Chase,
Stamford Bridge, YO41 1SJ
£275,000



ABOUT THE PROPERTY

Introducing this three-bedroom semi-detached home built by reputable builders David Wilson Homes.

This well designed residence balances practicality with modern comfort. Upon entry there is an entrance hall with downstairs WC and access to spacious sitting room awaits, offering plentiful natural light flowing through the bay window, creating a cozy atmosphere for relaxation and gatherings. The dining kitchen at the rear offers integrated appliances and French doors opening to the fully enclosed rear garden. Ideal for both culinary enthusiasts and those who appreciate seamless indoor-outdoor living, this space serves as the heart of the home.

To the first floor there are three bedrooms, with the master bedroom boasting the convenience of an ensuite. Two additional bedrooms provide flexibility for family, guests, or a home office. A further family bathroom ensures convenience for all residents.

Externally the property offers a driveway to the front offering off road parking for two cars. There is a side access gate to the rear garden which is mainly laid to lawn with a paved patio area immediately beyond the property.

Viewing Recommended.







Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE PROPERTY

ENTRANCE HALL

Front entrance door.
Radiator.

WC

Suite comprising low level WC and pedestal wash hand basin.
Radiator.

SITTING ROOM

4.60 x 3.72 (15'1" x 12'2")
Bay window to the front elevation.
Under stairs cupboard, radiator.

DINING KITCHEN

4.76 x 3.33 (15'7" x 10'11")
Window to rear, French doors to rear.
Fitted with an arrangement of wall and base units comprising working surfaces, built in oven, built in fridge freezer, integrated dishwasher, stainless steel sink and drainer unit with mixer tap, wall mounted gas boiler in concealed cupboard. Radiator.

LANDING

Access to the loft and cupboard.

MASTER BEDROOM

3.26 x 2.89 (10'8" x 9'5")
2x windows to the rear.
Radiator.

EN SUITE

2.18 x 1.38 (7'1" x 4'6")
Window to side.
Suite comprising shower cubicle, wash hand basin and low flush WC. Radiator, extractor fan.

BEDROOM TWO

3.89 x 2.46 (12'9" x 8'0")
Window to front.
Radiator.

BEDROOM THREE

2.31 x 2.16 (7'6" x 7'1")
Window to front.
Radiator.

BATHROOM

1.93 x 1.81 (6'3" x 5'11")
Window to side.
Suite comprising bath with shower over, low level WC and wash hand basin. Radiator, extractor fan.

OUTSIDE

Externally the property offers a driveway to the front offering off road parking for two cars. There is a side access gate to the rear garden which is mainly laid to lawn with a paved patio area immediately beyond the property.

ADDITIONAL INFORMATION

SERVICES

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

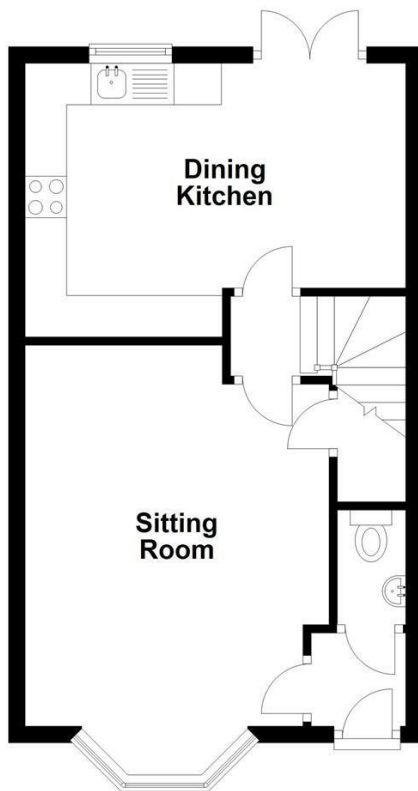
APPLIANCES

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

COUNCIL TAX BAND

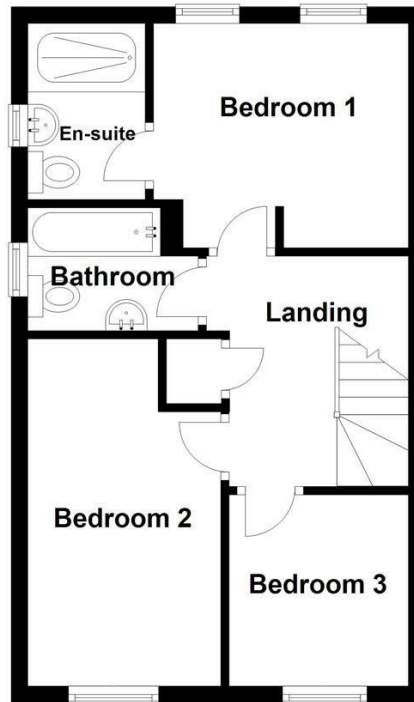
East Riding of Yorkshire Council - Council Tax Band C





Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.5 sq. feet)

Total area: approx. 73.6 sq. metres (791.9 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

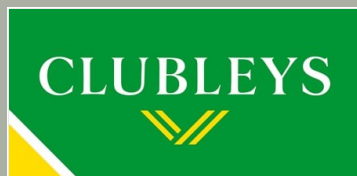
FREE VALUATIONS FOR SALE

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			96
(81-91) B		83	
(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	

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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.