

15, Walker Drive,
Stamford Bridge, YO41 1FS
£410,000



ABOUT THE PROPERTY

Built by reputable builders Avant Homes, we offer this fantastic four bedroom detached family home.

Enter the property to find a spacious and welcoming entrance hall with stairs to the first floor. Leading off is a formal sitting room, with a bay window to the front making it a lovely light space. To the rear of the property there is a stunning open plan living kitchen, fully equipped with integrated appliances and a large bi-folding door opening on to the garden. The downstairs accommodation offers a utility cupboard, WC and integrated garage, with power and light.

On the first floor, the property holds a house bathroom and four double bedrooms, the master with benefit of fitted wardrobes and serviced via the en suite shower room, and one further bedrooms also benefitting from fitted wardrobes.

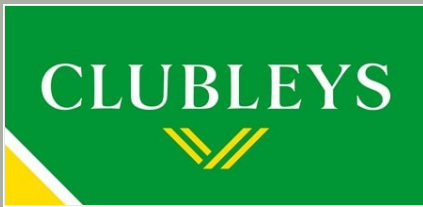
Externally, the property offers off road parking for two cars and a lawned garden to the front. The rear garden is fully enclosed, laid to lawn with a patio seating area.

We urge you to view this fantastic home, please contact Clubleys today to arrange your viewing.

This Property is Freehold . East Riding of Yorkshire Council. Council tax band E.







GROUND FLOOR

ENTRANCE HALL

Front entrance door. Stairs to first floor, under stairs cupboard with plumbing for washing machine, radiator.

SITTING ROOM

Window to front, 2x windows to side.
Radiator.

WC

1.60 x 1.59 (5'2" x 5'2")
Low flush WC, wash hand basin, part tiled walls, tiled flooring, extractor fan and radiator.

OPEN PLAN KITCHEN

5.80 x 3.55 extending to 5.28 (19'0" x 11'7" extending to 17'3")
Bi folding doors to rear.
Kitchen comprising wall and base units with integral appliances to include fridge freezer, double oven and warming drawer, four ring gas hob with extractor fan over, dishwasher.
2x radiators.

INTEGRAL GARAGE

Up and over door, power and light.

FIRST FLOOR

LANDING

Window to front.
Cupboard housing gas fired central heating boiler, radiator.

MASTER BEDROOM

4.41 extending to 5.85 x 3.66 (14'5" extending to 19'2" x 12'0")
2x windows to rear, window to side.
Fitted wardrobes to one wall, radiator.

EN SUITE SHOWER

2.61 x 1.36 (8'6" x 4'5")
Opaque window to side.
Suite comprising walk in shower with rainfall head, low flush WC and wash hand basin. Part tiled walls, extractor fan and radiator.

BEDROOM TWO

3.55 x 3.02 (11'7" x 9'10")
Window to front.
Fitted wardrobes to one wall, radiator.

BEDROOM THREE

3.00 x 3.00 (9'10" x 9'10")
Window to rear.
Radiator.

BEDROOM FOUR

3.02 x 2.85 (9'10" x 9'4")
Window to front.
Radiator.

FAMILY BATHROOM

3.29 x 2.17 (10'9" x 7'1")
Opaque window to side.
Suite comprising panelled bath with shower attachment and rainfall head, low flush WC and wash hand basin. Part tiled walls, extractor fan and radiator.

OUTSIDE

Externally, the property offers off road parking for two cars and a lawned garden to the front. The rear garden is fully enclosed, laid to lawn with a patio seating area.

ADDITIONAL INFORMATION

MAINTAINANCE CHARGE

Please note that there is a maintenance fee associated with this property. Please contact us for further information.

SERVICES

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

APPLIANCES

None of the appliances have been tested by the agents.





Total area: approx. 148.8 sq. metres (1601.2 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			94
(81-91) B		85	
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.