



Lob House, Lob Lane,  
York, Stamford Bridge, YO41 1BN  
£550,000



## ABOUT THE PROPERTY

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Welcome to Lob House, a spacious four-bedroom detached residence conveniently situated just a short stroll away from the local amenities of Stamford Bridge and enjoying approximately 2600sq ft of accommodation.

Upon entry, you are greeted by a fabulous entrance hall, setting the stage for the impressive interior space that awaits within. The heart of the home lies in the spacious kitchen together with Aga and granite worktops, seamlessly flowing into the dining area, creating the perfect setting for entertaining guests or enjoying family meals together. Adjacent to the kitchen is a generously sized sitting room, offering ample space for relaxation and social gatherings. Additional ground floor features include a cloakroom for convenience, a snug for cosy evenings, a WC, and a utility room providing practicality for everyday living. Adding to the charm of the property is a delightful conservatory, offering a serene retreat with views of the surrounding garden.

Ascending the staircase, you'll discover four generously proportioned bedrooms, providing comfortable accommodation for all occupants. Two of the bedrooms boast en-suite facilities, ensuring privacy and convenience. Completing the upper level is a further family bathroom, featuring a luxurious roll-top bath and a separate shower, catering to both relaxation and functionality.

Outside, a fully enclosed rear garden is mainly laid to lawn with various seating areas and mature planting. An outbuilding, currently serving as a games room, offers versatility for various uses, whether it be a home office, gym, or additional entertainment space.

In summary, Lob House epitomizes comfortable and spacious living, combining modern amenities with timeless elegance. With its enviable location and desirable features, this property presents a rare opportunity to indulge in the quintessential lifestyle of Stamford Bridge. Viewing is highly recommended to fully appreciate the charm and allure of Lob House.







Tenure: Freehold

Band:

#### DIRECTIONS

From the office turn right onto Church Lane then left onto Moor Road, right onto Lob Lane where Lob House can be located on your left and easily identified by our for sale board.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

5.47 x 2.91 (17'11" x 9'6")

Front entrance door, door to garage, windows to front and rear elevations, Karndean floor, radiator.

##### INNER HALL

Door to conservatory, stairs to first floor, radiator.

##### CLOAKROOM

Frosted window to front elevation, pale suite comprising wash hand basin, low level WC, part tiled walls, Karndean floor, radiator.

##### SNUG

3.09 x 2.53 (10'1" x 8'3")

Window to front elevation, coving to ceiling, Karndean floor, radiator.

##### UTILITY ROOM

Window to front elevation, plumbed for automatic washing machine, tiled floor.

##### DINING KITCHEN

7.71 x 4.4 (25'3" x 14'5")

2 windows to side elevations, fitted with an extensive range of wall and base units, stainless steel sink unit, granite work surfaces, Aga, Panasonic combination cooker, integrated dishwasher, fridge and freezer, part tiled walls, feature cast iron open fireplace, TV point, Karndean floor, radiator.

##### SITTING ROOM

4.88 x 6.05 (16'0" x 19'10")

Window to side elevation, sliding doors to conservatory, coving to ceiling, feature pine fireplace with open fire, radiator.

##### CONSERVATORY

7.02 x 3.27 (23'0" x 10'8")

Door to rear garden, York stone floor, radiator.

##### LANDING

Windows to front and rear elevations, access to loft space, radiator.

##### MASTER BEDROOM

4.9 x 3.8 (16'0" x 12'5")

Windows to side and rear elevations, walk in wardrobe, polished wood floor, radiator.

##### ENSUITE BATHROOM

Pale suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator,

##### BEDROOM 2

6.08 x 4.47 (19'11" x 14'7")

2 windows to rear elevation, fitted wardrobes to 1 wall, under eaves storage, radiator.

##### ENSUITE SHOWER ROOM

Pale suite comprising step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, radiator.

##### BEDROOM 3

4.27 x 2.88 (14'0" x 9'5")

Window to side elevation, radiator.

##### BEDROOM 4

3.34 x 3.8 (10'11" x 12'5")

Window to side elevation, fitted wardrobes to 1 wall with matching bedside tables, radiator.

##### BATHROOM

3.52 x 3.16 (11'6" x 10'4")

Frosted window to front elevation, 4 piece white suite comprising step in shower cubicle, freestanding roll top bath, wash basin set in vanity unit, low level WC, 2 chrome ladder style radiators.

##### OUTSIDE

Lawned garden to front.

Driveway leading to:-

##### GARAGE

5.52 x 3.06 (18'1" x 10'0")

Up and over door, power and light, double doors to rear garden.

##### WORKSHOP

4.51 x 2.16 (14'9" x 7'1")

Oil fired central heating boiler, stainless steel sink unit.

##### OUTSIDE GAMES ROOM

4.76 x 3.93 (15'7" x 12'10")

Windows to front and side elevations, wood boarded ceiling.

##### GARDENS

Fully enclosed with mature hedging and enjoying a high level of privacy; the large side and rear gardens are laid mainly to lawn with various flower, tree and shrub beds and borders. Paved patio area.

##### SERVICES

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

##### APPLIANCES

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





Total area: approx. 262.5 sq. metres (2825.1 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

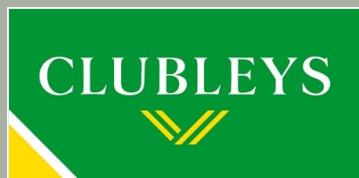
**FREE VALUATIONS FOR SALE**

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			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.