



9, Garbutt Close,  
Stamford Bridge, YO41 1SG  
£550,000





## ABOUT THE PROPERTY

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Nestled in the sought after village of Stamford Bridge, built by reputable builders, David Wilson Homes. 'The Layton' presents an idyllic sanctuary for growing families or those looking for spacious living accommodation throughout.

As you step inside, you're greeted by a welcoming entrance hall. An expansive lounge adorned with natural light streaming through three elevations and having French doors to the garden, seamlessly blending indoor and outdoor living. The heart of family life beats within the open-plan dining kitchen, where culinary delights are crafted and shared. Whether it's breakfast on a busy weekday morning or leisurely weekend brunches, this space fosters togetherness and connection, making meal times truly special. Need a quiet space to work or study? The property boasts a convenient downstairs study, providing the perfect retreat for productivity and focus without sacrificing comfort.

Upstairs, discover a haven of tranquillity in the four generously proportioned double bedrooms. The master bedroom features its own en suite, offering a touch of luxury and privacy, while the remaining bedrooms provide ample space for rest and relaxation.

Outside, a double garage provides secure parking for two cars, ensuring both convenience and peace of mind for busy families on the go. There is also a fully enclosed rear garden, enjoying various seating areas and a lawned garden.

Contact us today to schedule your viewing!









## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.

Stairs to first floor, storage cupboard, Amtico flooring and radiator.

#### SITTING ROOM

5.61 x 3.71 + bay (18'4" x 12'2" + bay)

French doors to side, bay window to side, window to rear.

Radiator.

#### DINING KITCHEN

6.14 + bay x 4.09 (20'1" + bay x 13'5")

Bay window to front, windows and French doors to rear.

Fitted with wall and base units comprising of resin working surfaces, sink unit, integral appliances including fridge freezer, dishwasher, eye level double oven, six ring gas hob and extractor fan over. Amtico flooring and 2x radiators.

#### UTILITY ROOM

1.91 x 1.61 (6'3" x 5'3")

Door to rear.

Wall and base units, space for washing machine. Cupboard housing gas fired central heating boiler.

#### STUDY

2.85 x 2.77 (9'4" x 9'1")

Window to front.

Radiator.

#### WC

1.93 x 0.96 (6'3" x 3'1")

Window to side.

Suite comprising low flush WC and wash hand basin. Tiled flooring, part tiled walls and radiator.

### FIRST FLOOR

#### LANDING

Storage cupboard housing hot water cylinder, access to loft space.

#### MASTER BEDROOM

5.16 x 3.19 (16'11" x 10'5")

Windows to side elevations.

Fitted wardrobe and radiator.

#### EN SUITE SHOWER ROOM

Window to rear.

Suite comprising shower cubicle, low flush WC and wash hand basin. Part tiled walls, tiled flooring, chrome ladder style towel rail and extractor fan.

#### BEDROOM TWO

4.46 x 2.82 (14'7" x 9'3")

Window to front and side.

Fitted cupboard and radiator.

#### BEDROOM THREE

3.54 x 3.28 (11'7" x 10'9")

Window to front.

Radiator.

#### BEDROOM FOUR

4.18 x 2.71 (13'8" x 8'10")

Window to rear.

Radiator.

#### FAMILY BATHROOM

Window to front.

Suite comprising shower cubicle, panelled bath, low flush WC and wash hand basin. Part tiled walls, tiled flooring, chrome ladder style towel rail and extractor fan.

#### OUTSIDE

Outside, a double garage provides secure parking for two cars, ensuring both convenience and peace of mind for busy families on the go. There is also a fully enclosed rear garden, enjoying various seating areas and a lawned garden.

#### DOUBLE GARAGE

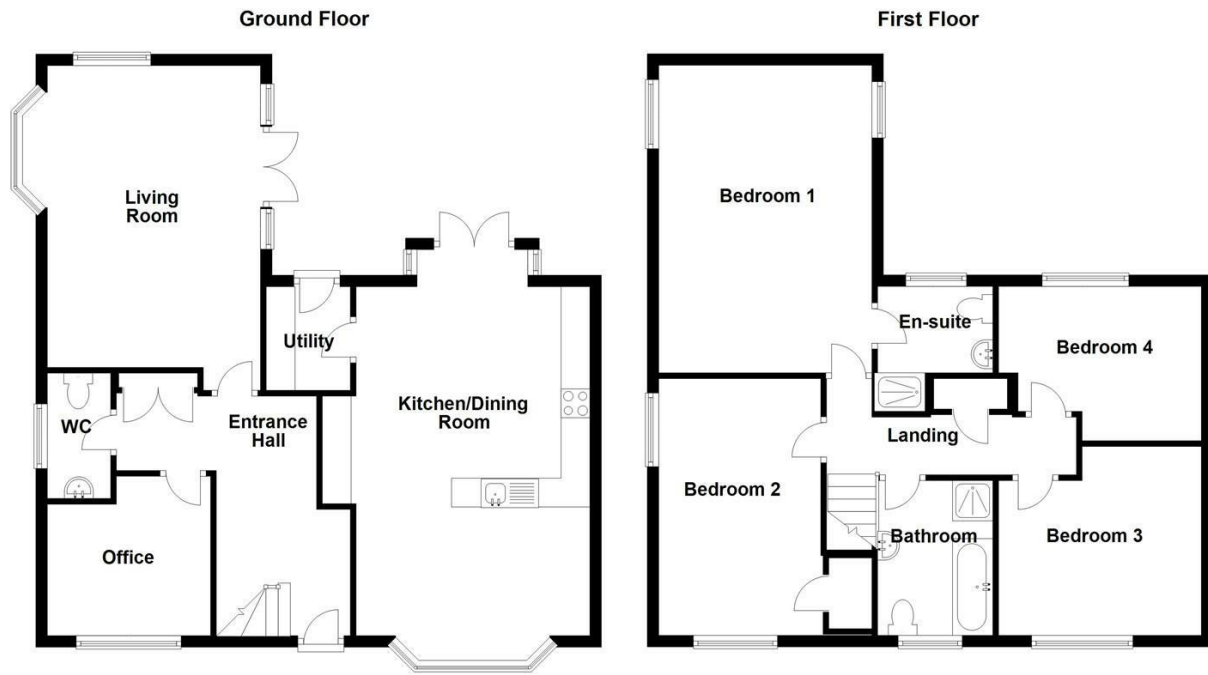
5.73 x 5.09 (18'9" x 16'8")

2x up and over doors.

Eaves storage, power and light.







**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

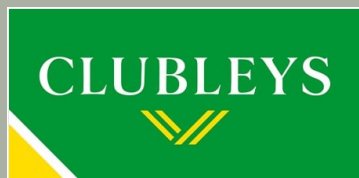
**FREE VALUATIONS FOR SALE**

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.



8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709  
sb@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(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			
<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.