

34, Huntsmans Lane,
York, Stamford Bridge, YO41 1ES
£440,000



ABOUT THE PROPERTY

Situated on the sought after street of Huntsmans Lane, we are delighted to offer this four bedroom detached family home together with a generous corner plot and double garage.

The accommodation briefly comprises of a welcoming entrance hall and downstairs cloakroom, spacious sitting room with a walk in bay window and arched window allowing plentiful light, a dining room and fitted kitchen. To the first floor there are four generous sized bedrooms and a family bathroom.

Externally, there are gardens to the front, rear and side with a good size driveway leading providing ample off road parking leading to the garage.

An early viewing highly recommended to appreciate the accommodation on offer.







THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

Side entrance door.
Radiator, store cupboard.

DOWNSTAIRS CLOAKROOM

Window to the side elevation.
Low flush WC, hand basin.

SITTING ROOM

3.63 + bay x 6.02 (11'10" + bay x 19'9")
Two windows to the front elevation.
Coal effect gas fire set in stone fireplace and hearth,
double radiator, ceiling coving.

FITTED KITCHEN

6.24 x 2.64 (20'5" x 8'7")
Window to the rear elevation and door leading to the
garage,
Fitted with a range of wall and floor units incorporating
eye level oven, ceramic hob with extractor over, 1.5
bowl sink unit, integrated dishwasher and
fridge/freezer. Door leading to:-

DINING ROOM

4.08 x 3.29 (13'4" x 10'9")
Sliding doors to the rear elevation.
Part wood panelled walls, radiator, ceiling coving,
laminated wood flooring.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

4.82 into bay x 3.32 (15'9" into bay x 10'10")
Window to the front elevation.
Double radiator, recessed ceiling lights.

BEDROOM TWO

4.11 x 3.28 (13'5" x 10'9")
Window to the rear elevation.
Radiator, ceiling coving.

BEDROOM THREE

3.64 x 2.64 (11'11" x 8'7")
Window to the front and side elevation.
Radiator.

BEDROOM FOUR

3.30 x 2.64 (10'9" x 8'7")
Window to the rear elevation.
Radiator.

FAMILY BATHROOM

2.66 x 1.63 (8'8" x 5'4")
Two windows to the side elevation.
White suite comprising bath with shower over and
shower screen, low flush WC, hand basin, chrome
ladder style towel rail, fully tiled walls.

OUTSIDE

DOUBLE GARAGE

6.58 x 5.23 (21'7" x 17'1")
Double up and over doors, rear personal door.
Wall mounted gas fired central heating boiler,
plumbed for washing machine.

GARDENS

To the front of the property there is a paved driveway
providing ample off road parking leading to the double
garage and entrance door.
There is a lawn garden with mature garden flower
borders and trees.
To the rear of the property is a fully enclosed garden
with various seating areas leading onto a lawn
garden.

ADDITIONAL INFORMATION

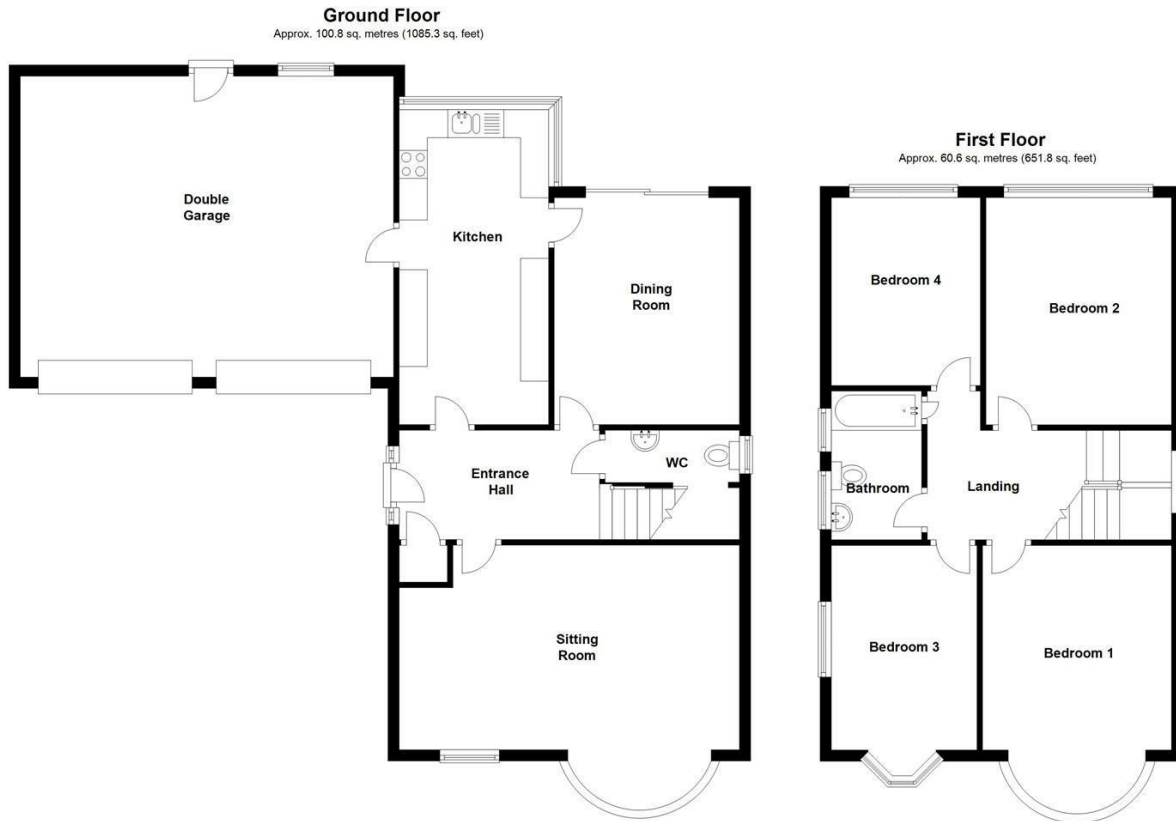
SERVICES

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

APPLIANCES

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





Total area: approx. 161.5 sq. metres (1738.8 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

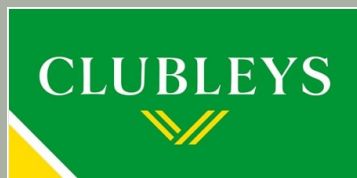
FREE VALUATIONS FOR SALE

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		77
(69-80)	C	66	
(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.