



2, John Ward Close,  
Stamford Bridge, YO41 1PY  
£350,000



## ABOUT THE PROPERTY

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We are delighted to offer this well presented three bedroom detached home, situated within a cul de sac position with an open aspect to the rear. The property was constructed by reputable builders George Blades & Sons, renowned for their quality housing developments.

The accommodation comprises of a welcoming entrance hall providing central access to the ground floor. There is a spacious sitting room to the front with delightful walk in bay window, a modern kitchen with integrated appliances, a separate dining room, utility room and WC. To the first floor lie three generous sized bedrooms, the master having benefit of fitted wardrobes. There is also a modern family bathroom with a three piece suite.

Externally, to the front of the property there is a lawned garden and driveway providing off road parking leading to the integral garage. The rear garden is fully enclosed, enjoying a great degree of privacy and comprises a patio seating area, lawned garden, vegetable patch, a greenhouse and mature borders.

A viewing is highly recommended to appreciate the size and standard of the property on offer.







## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.  
Stairs to first floor and radiator.

#### SITTING ROOM

4.24 x 3.74 (13'10" x 12'3")  
Walk in bay window to front.  
Gas fire set in Adams surround, 2x radiators.

#### KITCHEN

3.72 x 2.76 (12'2" x 9'0")  
Window to rear.  
Fitted kitchen comprising of 1 1/2 bowl stainless steel sink unit, integrated appliances including eye level double oven, dishwasher, fridge, freezer, induction hob with extractor fan over. Recessed spot lighting, Karndean flooring, radiator.

#### UTILITY ROOM

2.61 x 1.45 (8'6" x 4'9")  
Door and window to rear.  
Base units with space for washing machine and stainless steel sink unit. Wall mounted gas fired central heating boiler. Recessed spot lighting, Karndean flooring and radiator. Door to;-

#### INTEGRAL GARAGE

Up and over electric door to front.  
Power and lighting.

#### DINING ROOM

3.76 x 2.97 (12'4" x 9'8")  
Bi folding doors to rear.  
Radiator.

#### WC

1.88 x 1.15 (6'2" x 3'9")  
Window to side.  
Suite comprising low flush WC and wash hand basin. Chrome ladder style towel rail, Amtico flooring and part tiled walls.

### FIRST FLOOR

#### LANDING

Feature arch window to side.  
Airing cupboard housing hot water cylinder.

#### MASTER BEDROOM

3.79 x 3.63 + wardrobes (12'5" x 11'10" + wardrobes)  
Window to front.  
Hammonds fitted wardrobes to one wall, radiator.

#### BEDROOM TWO

3.76 x 2.96 (12'4" x 9'8")  
Window to rear.  
Loft access and radiator.

#### BEDROOM THREE

3.74 x 2.77 (12'3" x 9'1")  
Window to rear.  
Radiator.

#### FAMILY BATHROOM

2.35 x 1.69 (7'8" x 5'6")  
Window to front.  
Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Chrome ladder style towel rail, Amtico flooring, recessed spot lighting and part tiled walls.

#### OUTSIDE

To the front of the property there is a lawned garden and driveway providing off road parking. The rear garden is fully enclosed enjoying a great degree of privacy comprising of a patio seating area, lawned garden, vegetable patch, a greenhouse and mature borders.

#### ADDITIONAL INFORMATION

The property benefits from a burglar alarm and modern UPVC double glazing throughout the property.

#### SERVICES

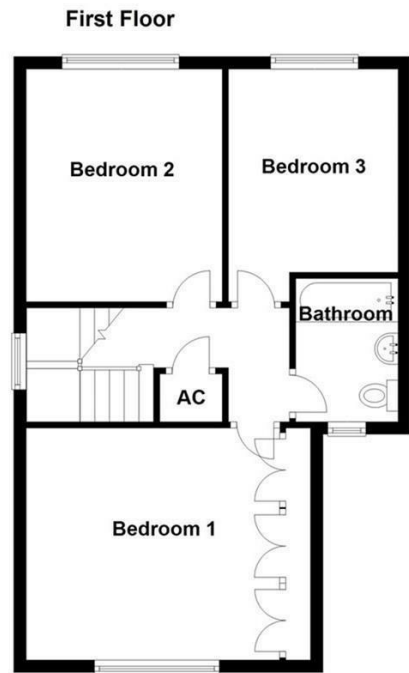
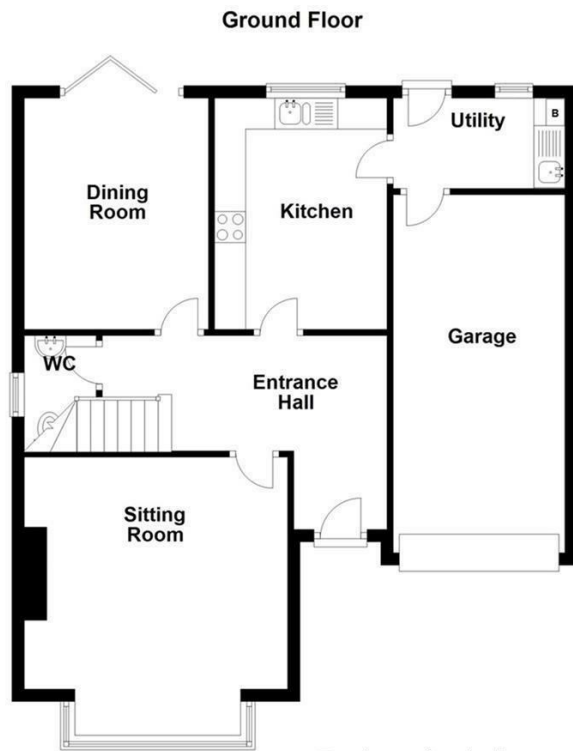
#### APPLIANCES

None of the appliances have been tested by the Agent.

#### COUNCIL TAX BANDING

East Riding of Yorkshire Council - Band E.





Total area (excluding garage) approx. 1119 sq ft

**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

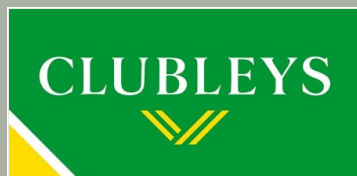
**FREE VALUATIONS FOR SALE**

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		81
(69-80)	C	69	
(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.