



19, Ashton Gardens,
Stamford Bridge, YO41 1FG
£450,000



ABOUT THE PROPERTY

Built by reputable builders Avant Homes, we offer this exceptional 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 including a fridge freezer, dishwasher, double oven and gas hob.

There are French doors leading to the garden, and through to the living area also enjoying views over garden with large bi-folding doors bringing the outside in, perfect for entertaining. Furthermore, the downstairs accommodation offers a utility room, 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 two further bedrooms also benefitting fitted wardrobes.

Externally, the current vendors have created fantastic gardens, the rear having patio seating areas, surrounded by well stocked shrubbery and a summerhouse. The front of the property offers off road parking for two cars.

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







GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Stairs to first floor, Hive central heating control, radiator.

SITTING ROOM

4.03 x 2.99 (13'2" x 9'9")
Bay window to front.
Radiator.

OPEN PLAN KITCHEN

5.10 x 3.98 (16'8" x 13'0")
French doors to rear.
Fitted with a range of wall and floor units comprising granite working surfaces, stainless steel sink unit, double oven, gas hob with extractor fan over, integrated dishwasher. Radiator.

LIVING AREA

5.21 x 3.09 (17'1" x 10'1")
Bi fold doors to rear.
Radiator.

UTILITY ROOM

1.83 x 1.47 (6'0" x 4'9")
Floor units comprising granite working surfaces, stainless steel sink unit, space for washing machine, door to garage.

WC

1.67 x 1.55 (5'5" x 5'1")
Opaque window to side.
Suite comprising low flush WC and wash hand basin.
Part tiled walls, radiator.

INTEGRATED GARAGE

6.09 x 3.09 (19'11" x 10'1")
Up and over door, power and light.

FIRST FLOOR

LANDING

Window to front.
Radiator, airing cupboard.

MASTER BEDROOM

4.04 x 3.63 (13'3" x 11'10")
Window to front.
Fitted wardrobes, Hive central heating control, radiator.

EN SUITE SHOWER ROOM

2.51 x 1.37 (8'2" x 4'5")
Opaque window to side.
Suite comprising walk in shower, low flush WC and wash hand basin. Part tiled walls, radiator.

BEDROOM TWO

3.72 x 2.78 (12'2" x 9'1")
Window to rear.
Fitted wardrobes. Radiator.

BEDROOM THREE

3.82 x 2.25 (12'6" x 7'4")
Window to front.
Fitted wardrobes. Radiator.

BEDROOM FOUR

3.17 x 2.83 (10'4" x 9'3")
Window to rear.
Radiator.

BATHROOM

2.21 x 1.95 (7'3" x 6'4")
Opaque window to side.
Suite comprising panelled bath with shower attachment, low flush WC and wash hand basin. Part tiled walls, radiator.

OUTSIDE

Externally, the current vendors have created fantastic gardens, the rear having patio seating areas, surrounded by well stocked shrubbery and a summerhouse. The front of the property offers off road parking for two cars.

ADDITIONAL INFORMATION

There is a maintenance charge payable, please ask the office for further information.

SERVICES

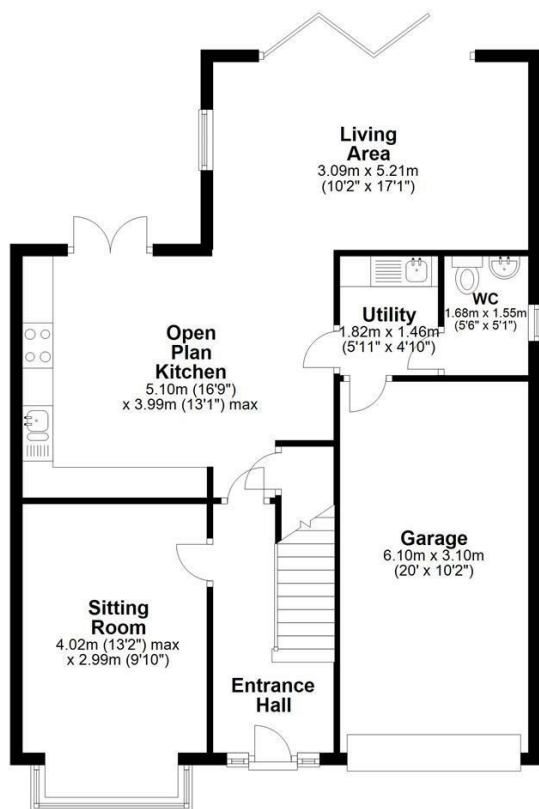
Mains Water, Gas, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

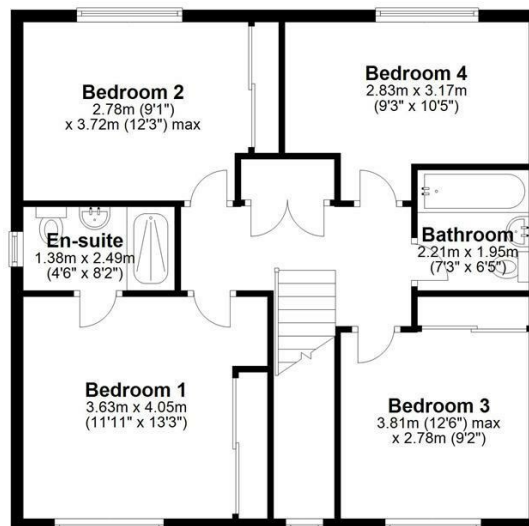
None of the appliances have been tested by the agents.



Ground Floor
Approx. 77.5 sq. metres (834.7 sq. feet)



First Floor
Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 145.3 sq. metres (1564.5 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

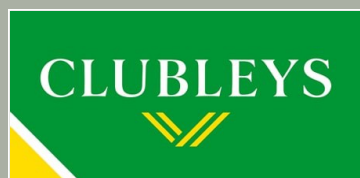
FREE VALUATIONS FOR SALE

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			93
(81-91) B		86	
(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	

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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.