



23, Lund Sikes Grove,
Stamford Bridge, YO41 1FH
£290,000



ABOUT THE PROPERTY

Located on the highly sought after 'Godwin Vale' development, and just a short walk to the local village amenities, we are delighted to offer this superb three bedroom property.

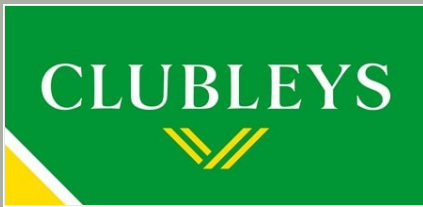
The accommodation comprises an entrance hall with spacious storage cupboard, leading through to the open plan living. The light and airy kitchen is finished to a high specification and is fully equipped with integrated appliances to include an eye level self oven with plate warmer, microwave, fridge freezer, and gas hob with extractor fan over. The downstairs accommodation also holds a further storage cupboard which houses space for a washing machine and dryer, and a spacious cloakroom with WC and wash hand basin. The sitting room enjoys views over the rear garden, accessed by bi folding doors. To the first floor, the landing provides access to three bedrooms, the master serviced by en suite facilities, and a family bathroom.

Externally, the property offers off road parking for two vehicles, and a fully enclosed lawned garden to the rear with a paved patio seating area immediately beyond the house and further gravelled area and rear access gate.

We strongly recommend an internal viewing at your earliest convenience.







ENTRANCE HALL

1.89m x 1.34m (6'2" x 4'4")

Front entrance door.

Storage cupboard, radiator.

OPEN PLAN LIVING

Stairs to first floor with under stairs cupboard housing space for washing machine and dryer. Radiator.

KITCHEN AREA

4.16 x 2.39 extending to 4.94 (13'7" x 7'10" extending to 16'2")

Window to front.

Fitted with wall and floor units comprising working surfaces, stainless steel sink unit, integrated appliances to include an eye level oven with plate warmer, microwave, fridge freezer, and gas hob with extractor fan over. Radiator and tiled floor.

LIVING AREA

4.99 x 3.30 (16'4" x 10'9")

Bi folding doors to rear.

Radiator.

LANDING

Airing cupboard housing gas fired central heating boiler. Access to loft, radiator.

MASTER BEDROOM

3.72 x 2.73 (12'2" x 8'11")

Window to rear.

Fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

2.30 x 1.41 (7'6" x 4'7")

Suite comprising low level WC, wash hand basin set in vanity unit, walk in shower with waterfall shower head and attachment. Tiled walls, extractor fan, chrome ladder style towel rail.

BEDROOM TWO

3.14 extending to 4.79 x 2.73 (10'3" extending to 15'8" x 8'11")

Window to front.

Radiator.

BEDROOM THREE

2.83 x 2.11 (9'3" x 6'11")

Window to front.

Radiator.

FAMILY BATHROOM

2.10 x 2.04 (6'10" x 6'8")

Window to rear.

Suite comprising low level WC, wash hand basin set in vanity unit, bath with waterfall shower head and attachment. Tiled walls, extractor fan, chrome ladder style towel rail.

GARDENS

Externally, the property offers off road parking for two vehicles, and a fully enclosed lawned garden to the rear with a paved patio seating area immediately beyond the house and further gravelled seating area and rear access gate.

ADDITIONAL INFORMATION

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

SERVICES

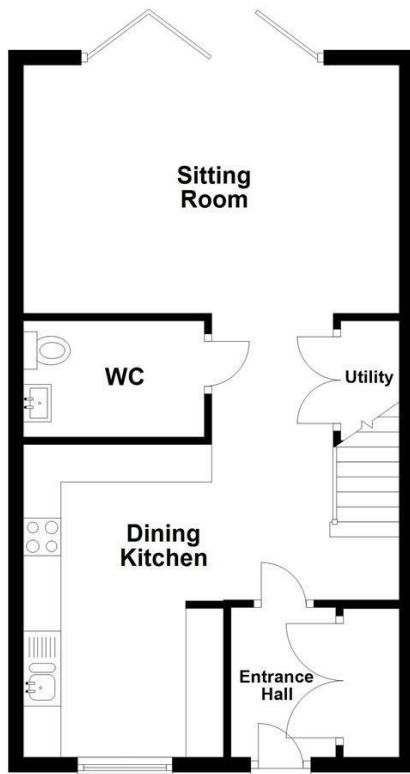
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom

APPLIANCES

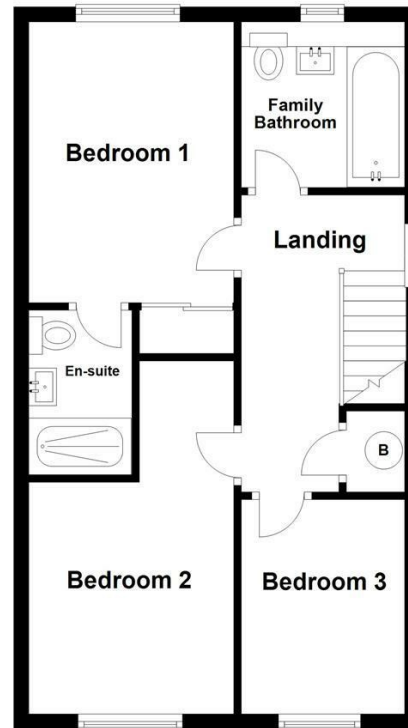
None of the electrical or gas appliances have been tested by the Agent.



Ground Floor



First Floor



Total area: approx. 92.5 sq. metres (996.1 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

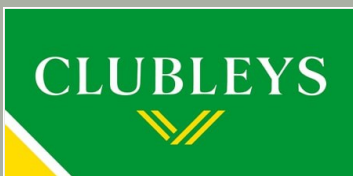
FREE VALUATIONS FOR SALE

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			96
(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			
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.