



7D, Godwinsway,  
Stamford Bridge, YO41 1RA  
£260,000





## ABOUT THE PROPERTY

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We are delighted to offer this well presented and deceptively spacious home, situated in the sought after village of Stamford Bridge.

The accommodation comprises of a large sitting/dining room to the front, leading to a rear entrance hall and modern kitchen. To the first floor lie three generous sized bedrooms and a fabulous family bathroom.

Externally, the property offers a lawned garden to the front and an enclosed rear low maintained garden which is paved throughout with two storage sheds. There is also benefit allocated parking and visitor parking.

Viewing recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: B

## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### SITTING / DINING ROOM

6.43 x 4.95 (21'1" x 16'2")

Front entrance door and window to front.

Adams style fireplace with electric stove, 2x radiators.

#### REAR ENTRANCE

Door to rear.

Stairs to first floor, radiator and fitted cupboard.

#### KITCHEN

3.03 x 2.95 (9'11" x 9'8")

Window to rear.

Wall and base units comprising working surfaces, space for fridge, integrated oven with gas hob and extractor fan over, sink unit, space for washing machine and dryer, wall mounted boiler in cupboard, radiator.

### FIRST FLOOR

#### LANDING

Access to loft and airing cupboard.

#### BEDROOM ONE

4.97 x 2.91 (16'3" x 9'6")

Window to rear.

Radiator.

#### BEDROOM TWO

4.18 x 2.43 (13'8" x 7'11")

Window to front.

Radiator.

#### BEDROOM THREE

3.19 x 2.45 (10'5" x 8'0")

Window to front.

Radiator.

#### FAMILY BATHROOM

2.89 x 2.19 (9'5" x 7'2")

Window to side.

Suite comprising low flush WC and wash hand basin in vanity unit, bath with shower attachment, part tiled walls and radiator.

### OUTSIDE

The property offers a lawned garden to the front and an enclosed rear low maintained garden which is paved throughout with two storage sheds. There is also benefit allocated parking and visitor parking.

## ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

None of the appliances have been tested by the Agent.

### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

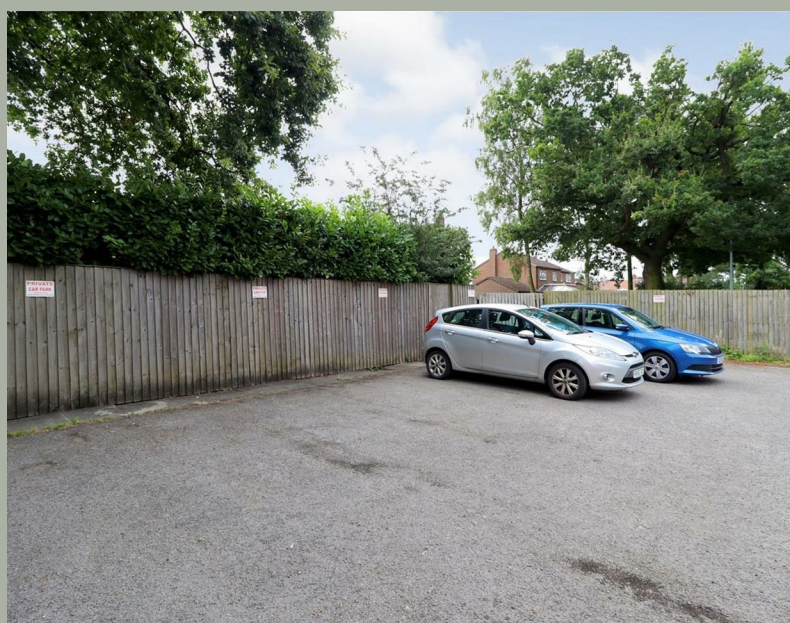
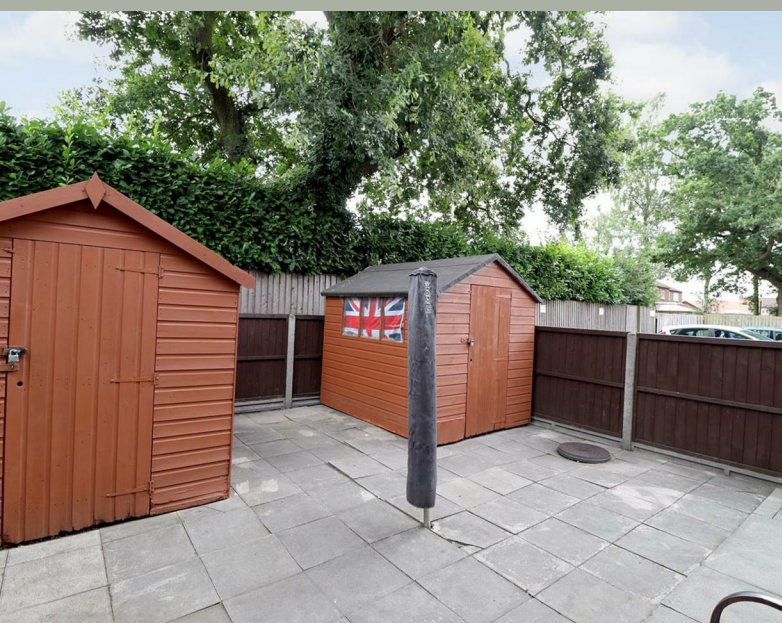
### MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### REFERRAL FEES

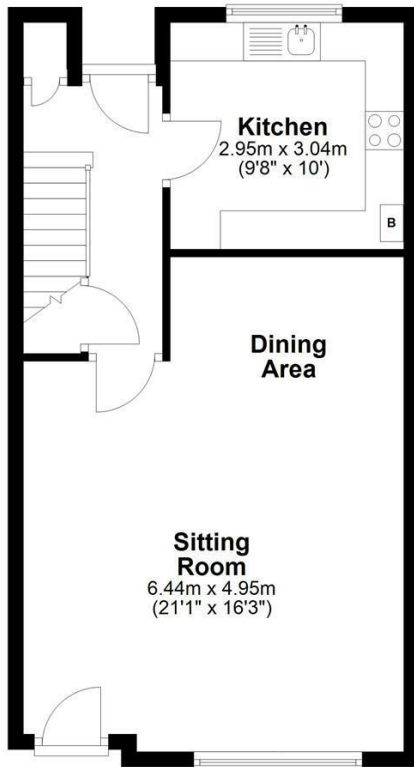
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.





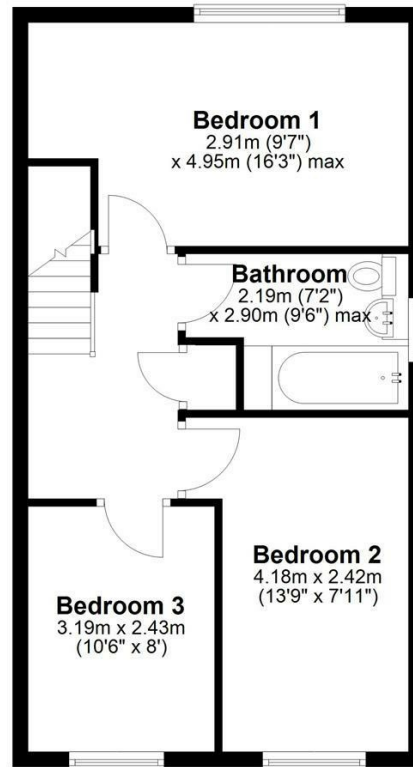
## Ground Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



## First Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 92.4 sq. metres (995.0 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

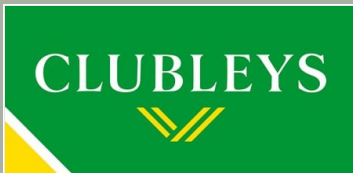
### FREE VALUATIONS FOR SALE

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		87
(81-91) B		
(69-80) C	73	
(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.