



14, Salvin Road,
Stamford Bridge, YO41 1SD
£290,000



ABOUT THE PROPERTY

Situated in a cul-de-sac position on the highly regarded 'Saxon Gate' Development, built by reputable builders David Wilson Homes, this bright and modern three bedroom semi-detached home is just perfect for the discerning buyer.

Well designed throughout, you are greeted by an entrance hall, downstairs WC and spacious sitting room with a handy under stairs storage cupboard. To the rear of the property lies a dining kitchen with fully integrated appliances and French doors leading out onto the rear patio and garden.

To the first floor lies a master bedroom benefitting from the convenience of an en suite shower room. Two additional bedrooms provide flexibility for family, guests, or as a home office. There is a family bathroom with suite comprising of bath with shower over and storage cupboard on the landing.

Externally the property offers a driveway to the side with off road parking for two cars and an area of lawn to the front of the property. The south westerly rear garden is fully enclosed with a side access gate and mainly laid to lawn with a paved patio area immediately beyond the property and raised sleeper borders.

Viewing highly recommended.

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







Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE ACCOMMODATION COMPRISES OF:

ENTRANCE HALL

Front entrance door.
Radiator.

WC

0.99m x 1.54m (3'2" x 5'0")
Suite comprising low level WC and pedestal wash hand basin.
Radiator.

SITTING ROOM

3.65m x 5.03m (11'11" x 16'6")
Window to the front elevation.
Under stairs cupboard, radiator.

DINING KITCHEN

4.72 x 3.27 (15'5" x 10'8")
Window to rear, French doors to rear.
Fitted with an arrangement of wall and base units comprising working surfaces, built in electric oven and hob, built in fridge freezer, integrated dishwasher, stainless steel sink and drainer unit with mixer tap, wall mounted gas boiler in concealed cupboard.
Radiator.

LANDING

Access to the loft and cupboard.

MASTER BEDROOM

3.25m x 2.99m + recess (10'7" x 9'9" + recess)
2x windows to the rear.
Radiator.

EN SUITE SHOWER ROOM

Window to rear.
Suite comprising walk in shower cubicle, wash hand basin and low flush WC. Radiator, extractor fan and shaver point.

BEDROOM TWO

2.47m x 3.30m (8'1" x 10'9")
Window to front.
Panelling décor to one wall, built in wardrobes and radiator.

BEDROOM THREE

2.27m x 2.17m (7'5" x 7'1")
Window to front.
Radiator.

BATHROOM

2.11m x 2.17m max (6'11" x 7'1" max)
Window to side.
Suite comprising bath with shower over, low level WC and wash hand basin. Radiator and extractor fan.

OUTSIDE

Externally the property offers a driveway to the side offering off road parking for two cars and an area of lawn to the front of the property.
The south westerly rear garden is fully enclosed with a side access gate and mainly laid to lawn with a paved patio area immediately beyond the property and raised sleeper borders.

ADDITIONAL INFORMATION

Please note there is a maintenance charge attached to the property. For further information please contact the office.

SERVICES

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

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band C

BROADBAND

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

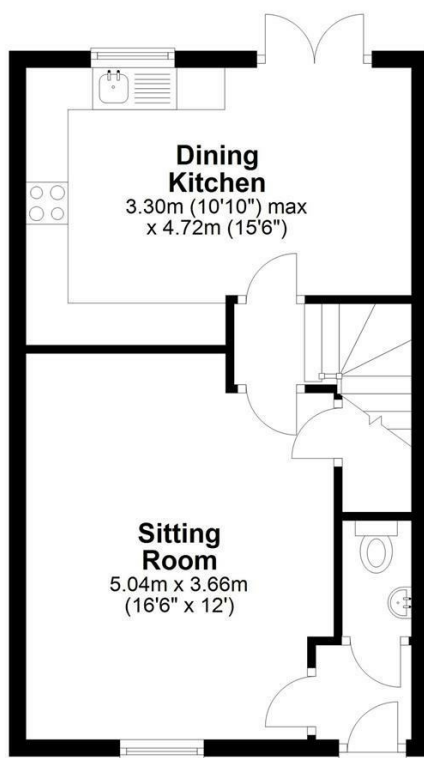
MOBILE

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

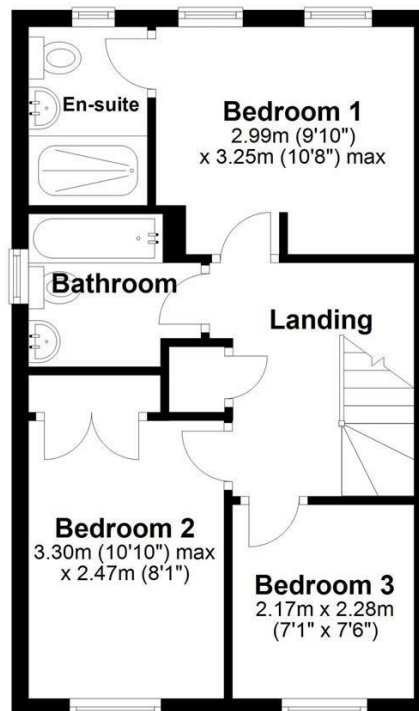
REFERRAL FEES

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



First Floor

Total Floor Area (Approx) 871 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

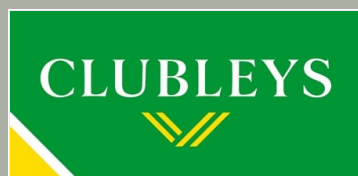
FREE VALUATIONS FOR SALE

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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 | | 84 | |
| (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.