



15, Viking Close,  
Stamford Bridge, YO41 1ER  
£426,500





## ABOUT THE PROPERTY

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Welcome to Viking Close, a charming, detached house set on a generous corner plot with mature gardens and just a short walk from the main facilities of Stamford Bridge.

Enhanced by the current homeowners, the downstairs living accommodation comprises of a newly fitted kitchen complete with integral Bosch appliances and beautiful quartz worktops. A bright sitting room enhanced by a cosy log burner, perfect for relaxing on cooler evenings. A dining room with French doors leading out onto a sleek wooden and glass balcony overlooking the rear garden. Two downstairs bedrooms and two newly fitted shower rooms – perfect for multigenerational living. Upstairs are a further two double bedrooms and a WC.

Externally, there is a double driveway providing ample off-road parking leading to a larger than average single detached garage, with the benefit of power and light. The property enjoys an enclosed wrap-around garden which is mainly laid to lawn, with benefit of a large, decked seating area immediately beyond the property, mature shrub and hedge borders, a summerhouse/garden room and mature fruit trees.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: E

## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### ENTRANCE HALL

Composite front entrance door, karndean flooring, radiator, under stairs fitted cupboards and stairs leading to the first floor.

#### SITTING ROOM

3.96m x 4.10m (exc bay window) (12'11" x 13'5" (exc bay window))

With bay window to the front, high efficiency wood burning stove and radiator. Opening to

#### DINING ROOM

3.96m x 2.70m (12'11" x 8'10" )

With french doors leading out onto a wood and glass balcony out into the rear garden.

Radiator.

#### KITCHEN

4.73m x 2.69m max (15'6" x 8'9" max)

Newly fitted kitchen with a range of wall and base units, white quartz working surfaces, stainless steel sink and integral Bosch appliances including fridge / freezer, dishwasher, microwave, eye level oven and induction hob with extractor over. Utility cupboard housing the boiler and plumbing for a washing machine.

Karndean flooring, vertical radiator, two windows overlooking the rear garden and door leading out to the side of the property.

#### SHOWER ROOM

2.68m x 1.42m (8'9" x 4'7" )

Suite comprising of walk in shower, low flush w/c and wash hand basin set within a vanity unit.

Karndean flooring, part tiled walls, ladder style towel radiator, extractor fan and opaque window to the side.

#### BEDROOM FOUR

2.69m x 2.56m (8'9" x 8'4" )

Windows to front and side.

Radiator.

#### INNER HALLWAY

1.02m x 2.25m (3'4" x 7'4")

Radiator and door leading out to the rear garden.

#### BEDROOM THREE

3.24m x 4.13m max (10'7" x 13'6" max)

Windows to the front and side.

Radiator.

#### SHOWER ROOM

2.97m x 2.01m (9'8" x 6'7" )

Suite comprising of large walk in shower, low flush w/c and wash hand basin set within a vanity unit with white marble

top.

Karndean flooring, part tiled walls, chrome ladder style towel radiator, extractor fan and opaque window to the rear.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

4.32m x 3.94m (14'2" x 12'11" )

Window to the side elevation, built in wardrobes and radiator.

#### BEDROOM TWO

3.32m x 3.81m (10'10" x 12'5" )

Window to the side elevation, built in wardrobes, radiator and access to the loft.

#### WC

0.95m x 2.26m (3'1" x 7'4" )

Low flush WC, pedestal hand basin, radiator and opaque window to the rear elevation.

### OUTSIDE

Externally, there is a double driveway providing ample off road parking leading to a larger than average single garage, with the benefit of power and light. The property enjoys an enclosed wrap-around garden which is mainly laid to lawn, with benefit of a large decked seating area immediately beyond the property, mature shrub and hedge borders, a summerhouse/garden room and mature fruit trees.

### 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 Agents.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band E.

#### 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>

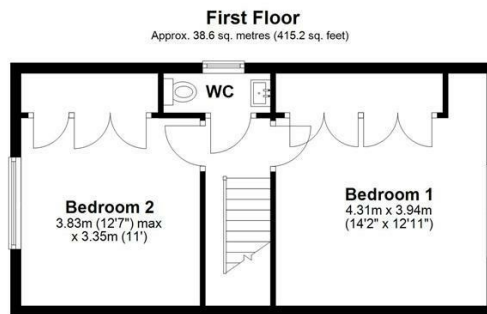
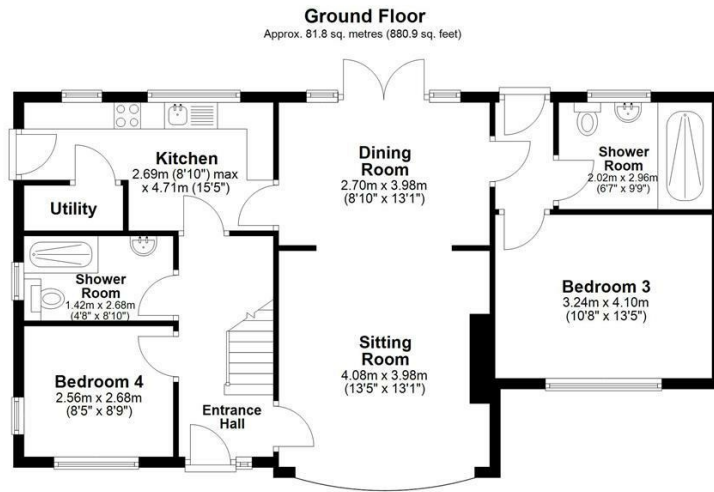
#### REFERRAL FEES

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.









Total area: approx. 120.4 sq. metres (1296.0 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.