



1, Ashton Gardens,
Stamford Bridge, YO41 1FG
£425,000



ABOUT THE PROPERTY

Located in the popular village of Stamford Bridge, this detached house, built in 2020 by Avant Homes offers the perfect blend of modern living and comfort. With four spacious bedrooms, including a master suite featuring an en suite shower room, this property is ideal for families seeking both space and style.

The heart of the home is the open plan kitchen, which boasts contemporary design and functionality. Enhanced by bi-fold doors opening out to a bright and inviting rear garden, perfect for enjoying sunny afternoons. The south-facing garden provides an abundance of natural light, creating a warm and welcoming atmosphere throughout the day.

Further accommodation includes an entrance hall, sitting room, downstairs WC and understairs utility cupboard. The upstairs of the property is equally spacious with a generous landing area, family bathroom and four double bedrooms of which the master benefits of an en suite shower room and fitted wardrobes.

For those with vehicles, the property offers off road parking for two cars along with the convenience of an integral garage adding to the practicality of the home, making it suitable for busy lifestyles.

Don't miss the opportunity to make this beautiful property your own.







Tenure: Freehold
East Riding of Yorkshire Council
Band: E

THE ACCOMMODATION COMPRISES OF:

ENTRANCE HALL

Front entrance door. Stairs to first floor, under stairs cupboard with plumbing for washing machine, radiator.

SITTING ROOM

4.34m x 3.54m (14'2" x 11'7")

Window to front, 2x windows to side.

Radiator.

WC

1.63m x 1.58m (5'4" x 5'2")

Low flush WC, wash hand basin, part tiled walls, tiled flooring, extractor fan and radiator.

OPEN PLAN KITCHEN

5.78m x 5.44m narrowing to 3.52m (18'11" x 17'10" narrowing to 11'6")

Bi folding doors to rear.

Kitchen comprising wall and base units with integral appliances to include fridge freezer, double oven and warming drawer, four ring gas hob with extractor fan over, dishwasher.

2x radiators.

INTEGRAL GARAGE

5.96m x 2.98m (19'6" x 9'9")

Up and over door, power and light.

Personal access door and rear door leading out to the garden.

FIRST FLOOR

LANDING

Window to front.

Cupboard housing gas fired central heating boiler, radiator.

MASTER BEDROOM

4.1m min x 3m min (13'5" min x 9'10" min)

2x windows to rear, window to side.

Fitted wardrobes to one wall, radiator.

EN SUITE SHOWER ROOM

2.65m x 1.38m (8'8" x 4'6")

Opaque window to side.

Suite comprising walk in shower with rainfall head and handset, low flush WC and wash hand basin. Part tiled walls, recessed cabinet, extractor fan and chrome towel style radiator.

BEDROOM TWO

3.54m x 3m (11'7" x 9'10")

Window to front.

Radiator.

BEDROOM THREE

3.00m x 2.97m (9'10" x 9'8")

Window to rear.

Radiator.

BEDROOM FOUR

2.95m x 2.85m (9'8" x 9'4")

Window to front.

Radiator.

FAMILY BATHROOM

2.18m max x 3.54m (7'1" max x 11'7")

Opaque window to side.

Suite comprising panelled bath with shower attachment and rainfall head, low flush WC and wash hand basin. Part tiled walls, extractor fan, recessed shelving and chrome ladder style radiator.

OUTSIDE

Externally, the property offers off road parking for two cars and a lawned garden to the front. The south facing rear garden is fully enclosed, laid to lawn with a patio seating area.

ADDITIONAL INFORMATION

The loft is fully boarded and accessible via a pull down loft ladder.

MAINTENANCE CHARGE

Please note that there is a maintenance fee associated with this property. Please contact us 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.

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>

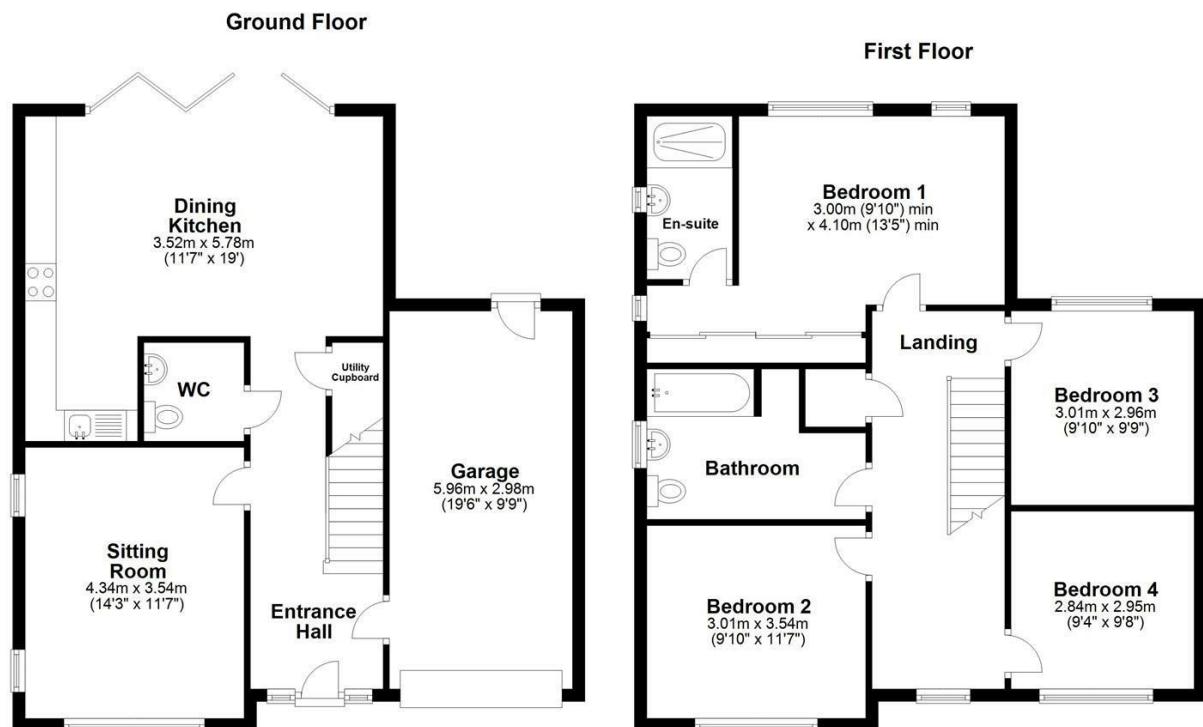
MOBILE

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. 147.3 sq. metres (1585.4 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

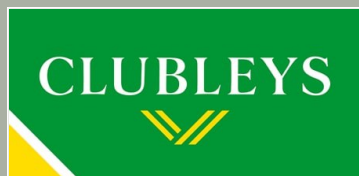
FREE VALUATIONS FOR SALE

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			94
(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.