



15, Wharton Road,
Stamford Road, YO41 1PN
£250,000



Situated in a peaceful cul-de-sac, this beautifully presented two-bedroom semi-detached home is ready to move straight into. The current owners have maintained the property to a high standard, offering stylish and comfortable living throughout.

The accommodation comprises an entrance porch with a useful storage area, a spacious sitting room featuring a cosy log burner, and a modern kitchen with access to the rear garden. Upstairs, there are two generous double bedrooms and a contemporary family bathroom.

Externally, the front of the property features a lawned garden and a driveway providing off-road parking. A gate from the driveway leads to an enclosed bin store, with a further gate opening into the fully enclosed rear garden. The rear garden boasts a large decked seating area—perfect for outdoor entertaining—along with a lawn and a storage shed.

The property also benefits from gas central heating, installed by the current owners, ensuring warmth and efficiency throughout the year.

Early viewing is highly recommended to fully appreciate all this delightful home has to offer.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Front entrance door. Door to:-

SITTING ROOM

4.22 x 3.82 (13'10" x 12'6")

Windows to front and side.

Log burner with tiled hearth. Stairs to first floor and radiator.

KITCHEN

3.82 x 2.69 (12'6" x 8'9")

Window and door to rear.

Fitted with a range of wall and base units comprising a built in oven with four ring gas hob and extractor fan over, sink unit, space for washing machine, fridge freezer and slimline dishwasher.

Radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

3.84 x 2.71 (12'7" x 8'10")

2x windows to rear.

Radiator.

BEDROOM TWO

2x windows to front.

Radiator.

BATHROOM

2.75 x 1.50 (9'0" x 4'11")

Window to side.

Suite comprising 'P' shaped bath with shower over, low flush WC and wash hand basin in vanity unit. Chrome heated towel rail, fully tiled walls and floor, airing cupboard and loft access.

OUTSIDE

Externally, the front of the property features a lawned garden and a driveway providing off-road parking. A gate from the driveway leads to an enclosed bin store, with a further gate opening into the fully enclosed rear garden. The rear garden boasts a large decked seating area—perfect for outdoor entertaining—along with a lawn and a storage shed.

ADDITIONAL INFORMATION

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.

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

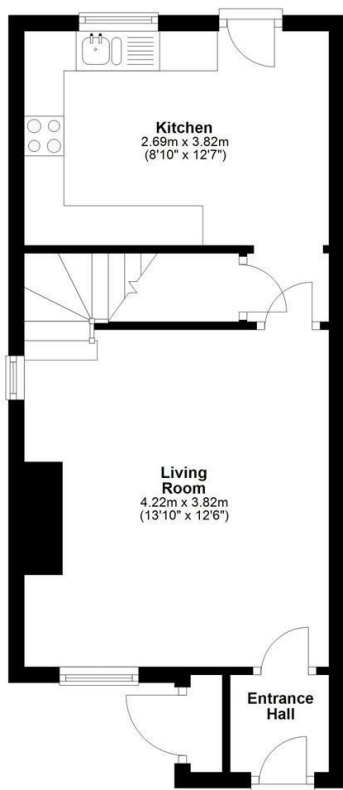
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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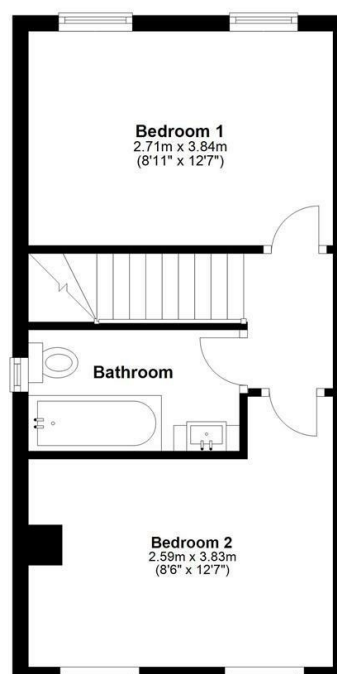


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 64.0 sq. metres (688.9 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

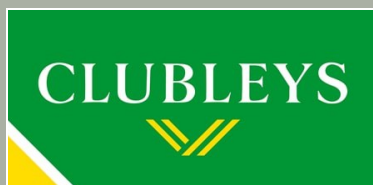
FREE VALUATIONS FOR SALE

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 (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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(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.