



69, Wyles Way,
Stamford Bridge, YO41 1SB
Offers In Excess Of £260,000



**** CHAIN FREE! ****

We are delighted to offer this fantastic three bedroom family home, situated on the highly regarded David Wilson 'Saxon Gate' development.

The accommodation briefly comprises an entrance hall with downstairs cloakroom, a lovely spacious lounge and inner hall with stairs to the first floor and door to the open plan dining kitchen, which offers integrated appliances French doors opening out on to the rear garden. Upstairs lies the master bedroom with benefit of an en suite shower room, two further bedrooms and a family bathroom.

Externally, the property offers a small garden to the front, and a fully enclosed garden to the rear which is mainly laid to lawn with a patio seating area and side access gate. The property also offers ample off road parking for two cars.

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



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

THE PROPERTY

ENTRANCE HALL

1.47 x 1.40 (4'9" x 4'7")
Front entrance door.
Radiator.

WC

1.59 x 1.02 (5'2" x 3'4")
Suite comprising low level WC and pedestal wash hand basin.
Radiator.

SITTING ROOM

4.62 x 3.63 (15'1" x 11'10")
Window to the front elevation.
Under stairs cupboard, radiator.

DINING KITCHEN

4.70 x 3.32 (15'5" x 10'10")
Window to rear, French doors to rear.
Fitted with an arrangement of wall and base units comprising working surfaces, built in oven, 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

3.28 x 2.87 + wardrobes (10'9" x 9'4" + wardrobes)
2x windows to the rear.
Fitted wardrobes, radiator.

EN SUITE

2.11 x 1.36 (6'11" x 4'5")
Window to side.
Suite comprising shower cubicle, wash hand basin and low flush WC. Radiator, extractor fan.

BEDROOM TWO

3.08 x 2.46 (10'1" x 8'0")
Window to front.
Radiator.

BEDROOM THREE

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

BATHROOM

2.16 x 1.80 (7'1" x 5'10")
Window to side.
Suite comprising bath with shower over, low level WC and wash hand basin. Radiator, extractor fan.

GARDEN

Small garden to the front, and a fully enclosed garden to the rear which is mainly laid to lawn with a patio seating area and side access gate.

PARKING

There is off road parking for two cars.

ADDITIONAL INFORMATION

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

SERVICES

Mains Gas, Water, 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

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>

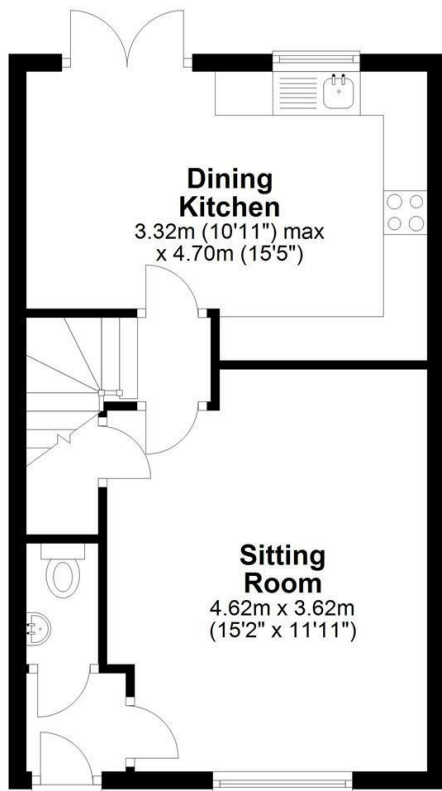
REFERRAL FEES

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.

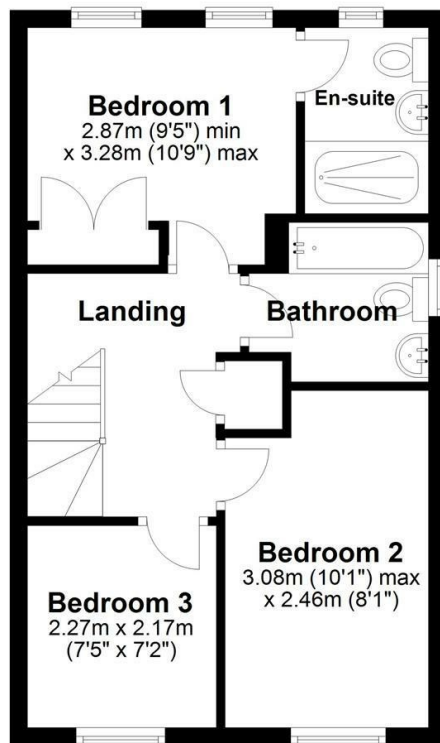
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Estate Agents | Lettings Agents | Chartered Surveyors



Ground Floor



First Floor

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

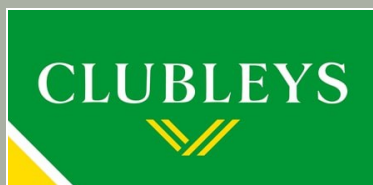
FREE VALUATIONS FOR SALE

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		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.