

15, School Close,  
York, Stamford Bridge, YO41 1PT  
£325,000



## ABOUT THE PROPERTY

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A fantastic opportunity to purchase a well-proportioned three-bedroom detached home in the popular village of Stamford Bridge, ideally situated close to local schools and amenities.

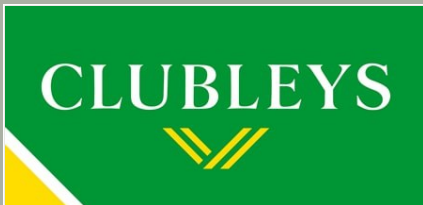
To the front, the property benefits from a garage and a driveway providing off-road parking. The ground floor offers a light and airy feel, with a sitting room that opens into the dining area, which in turn has patio doors leading to the rear garden. The L-shaped kitchen overlooks the garden and is fitted with a range of wall and base units. A separate cloakroom with WC completes the downstairs accommodation.

Upstairs, there are three well-sized double bedrooms, with the master benefitting from an en suite shower room. A family bathroom serves the remaining bedrooms.

The rear garden enjoys a good degree of privacy, enclosed by established hedge boundaries—an ideal outdoor space for relaxing or spending time with family.







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Side entrance door, laminate wood flooring.

### WC

Window to front.

Suite comprising low flush WC and wash hand basin.  
Radiator.

### SITTING ROOM

5.01 x 3.29 (16'5" x 10'9")

Window to front.

Gas fire, laminate wood flooring and radiator. Open to;-

### DINING AREA

2.90 x 2.73 (9'6" x 8'11")

French doors to rear.

Laminate wood flooring and radiator.

### KITCHEN

4.92 max x 3.12 (16'1" max x 10'2")

Door to side, windows to side and rear.

Wall and base units, integrated oven with hob and extractor fan over. Space for washing machine and fridge freezer. Under stairs cupboard and radiator.

### LANDING

Window to side.

Airing cupboard housing hot water cylinder.

### BEDROOM ONE

4.48 max x 3.61 (14'8" max x 11'10")

Window to rear.

Laminate wood flooring and radiator.

### EN SUITE

2.35 x 1.40 (7'8" x 4'7")

Window to rear.

Suite comprising shower cubicle, low flush WC and wash hand basin. Radiator.

### BEDROOM TWO

3.19 x 3.07 + wardrobes (10'5" x 10'0" + wardrobes)

Window to front.

Radiator.

### BEDROOM THREE

3.05 x 2.74 (10'0" x 8'11")

Window to front.

Radiator.

## BATHROOM

2.33 max x 1.71 (7'7" max x 5'7")

Window to side.

Suite comprising panelled bath, low flush WC and wash hand basin. Radiator.

## ADDITIONAL INFORMATION

### SERVICES

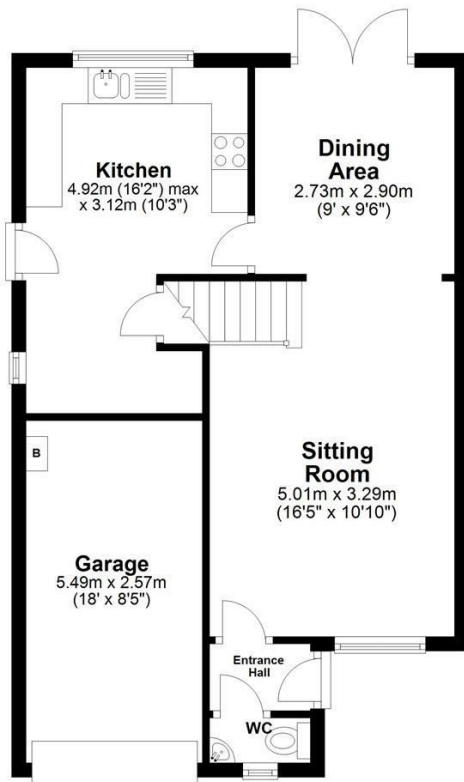
Mains Water, Gas, Electricity and Drainage.  
Telephone connection subject to renewal by British Telecom.

### APPLIANCES

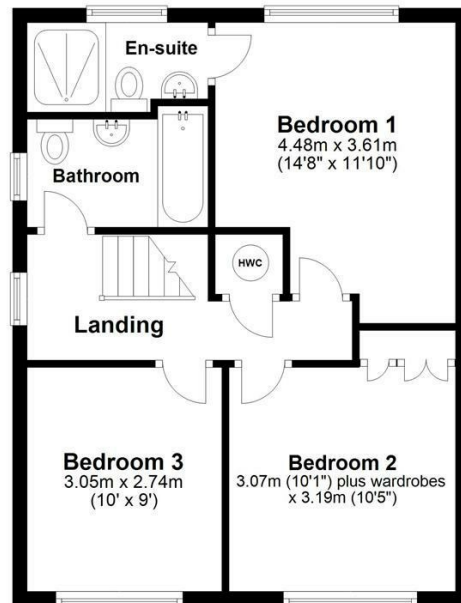
None of the appliances have been tested by the Agents.



## Ground Floor



## First Floor



Total area: approx. 100.0 sq. metres (1076.2 sq. feet)

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### 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.

### MATERIAL INFORMATION

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

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.

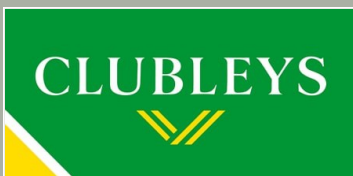
### MORTGAGES

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](mailto: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.

### 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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.