

5, Daneswell Close,
Stamford Bridge, YO41 1JL
Chain Free £350,000



ABOUT THE PROPERTY

Nestled in a peaceful cul-de-sac, this delightful two-bedroom detached bungalow offers comfortable and spacious living, ideal for downsizers, first-time buyers, or anyone seeking single-level accommodation.

The property boasts a generous sitting room perfect for relaxing or entertaining, kitchen, a wet room with a convenient walk-in shower. There are two bedrooms, along with a cosy snug that can be used as an additional sitting area, home office, or hobby room.

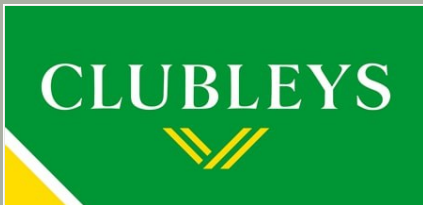
One of the standout features of this home is the stunning, large sun room, with under floor heating and flooding the space with natural light and providing the perfect spot to unwind while enjoying views of the garden.

Externally, the rear garden is of a generous size mainly laid to lawn with landscaped borders of mature shrubbery. It boasts a beautifully laid Indian sandstone patio continuing round to the side of the property — ideal for outdoor dining, entertaining, or simply relaxing in the sunshine.

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







Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

3.59m x 1.37m (11'9" x 4'5")

UPVC side entrance door, radiator and telephone point.

SITTING ROOM

6.37m max x 5.28m max (20'10" max x 17'3" max)

UPVC Bay & Arched window to front, stained glass window to side.

Two radiators and coal effect gas fire set in a stone surround.

Serving hatch to kitchen.

KITCHEN

3.24m max x 2.63m (10'7" max x 8'7")

UPVC door and double window to side.

Wall and base units comprising of work surfaces, integrated eye level Bosch electric oven, integrated microwave, four ring induction hob with extractor fan over, 1.5 ceramic sink unit, integrated dishwasher, undercounter fridge and plumbing for washing machine.

INNER HALLWAY

Access to the loft.

BEDROOM ONE

3.62m x 3.66m (11'10" x 12'0")

Window to the rear with radiator under.

Built in wardrobes, fitted dressing table and drawers.

BEDROOM TWO

2.58m x 2.19m (8'5" x 7'2")

Window to side with radiator under and laminate flooring.

Fitted desk with wall and base units.

WET ROOM

2.60m max x 2.42m (8'6" max x 7'11")

Two opaque windows to the side.

Suite comprising walk in shower with rainfall head and handset, vanity unit incorporating WC and wash hand basin.

Fully tiled walls, wet room flooring and ceiling extractor fan.

SNUG

3.67m max x 2.64m (12'0" max x 8'7")

Built in wardrobes and radiator.

Opening to:

SUN ROOM

6.48m max x 3.87m max (21'3" max x 12'8" max)

Comprising of floor to ceiling glass panels, two full height windows and french doors leading out onto the rear patio. Under floor heating.

Tiled flooring, multiple power sockets and TV point.

GARAGE

6.24m x 2.84m min / 3.53m max (20'5" x 9'3" min / 11'6" max)

Up and over door, rear personal access door, power and light.

Gas boiler installed to the rear wall.

OUTSIDE

To the front of the property lies an area of lawn with driveway to one side leading under the car port and on to the garage. To the other side lies a gate with access to the side and rear garden.

The rear garden is of a generous size with neatly manicured lawn, borders with mature shrubbery and an expansive Indian sandstone patio wrapping round to the side of the property. Other features to note include an outside tap, covered electric sockets and a garden 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>

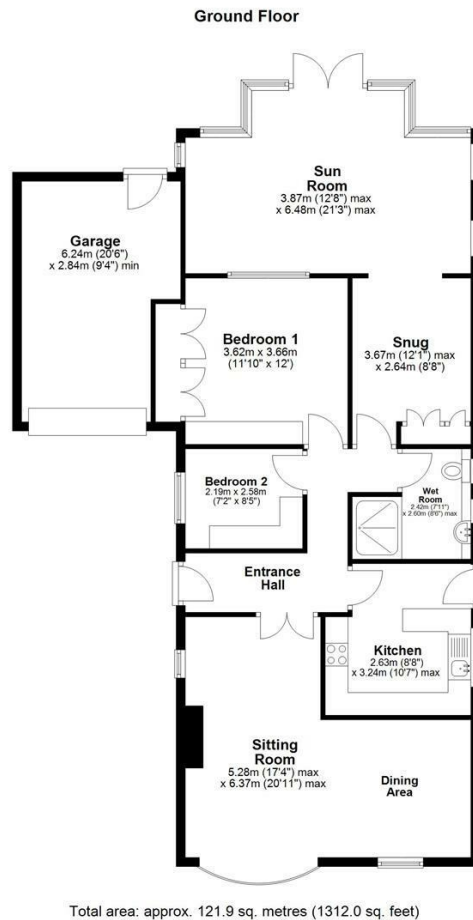
MOBILE

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.





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.

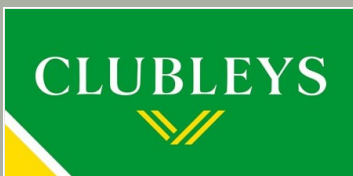
MORTGAGES

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 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.