



9, Wyles Way,  
Stamford Bridge, YO41 1SB  
£295,000





## ABOUT THE PROPERTY

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

Recently decorated and recarpeted throughout, 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 and a single garage.

Offered to the market with the convenience of no forward chain.







Tenure: Freehold  
East Riding of Yorkshire  
Band: C

## THE PROPERTY

### ENTRANCE HALL

1.39m x 1.29m (4'6" x 4'2")  
Front entrance door.  
Radiator.

### WC

1.54m x 0.99m (5'0" x 3'2")  
Suite comprising low level WC and pedestal wash hand basin.  
Radiator.

### SITTING ROOM

4.58m + bay x 3.64 (15'0" + bay x 11'11")  
Window to the front elevation.  
Under stairs cupboard, radiator.

### DINING KITCHEN

4.72m x 3.30m (15'5" x 10'9")  
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

3.25m x 2.57m (10'7" x 8'5")  
2x windows to the rear.  
Fitted wardrobes, radiator.

### EN SUITE

2.09m x 1.37m (6'10" x 4'5")  
Window to side.  
Suite comprising shower cubicle, wash hand basin and low flush WC. Radiator, extractor fan.

### BEDROOM TWO

3.02m + recess x 2.45m (9'10" + recess x 8'0")  
Window to front.  
Radiator.

### BEDROOM THREE

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

## BATHROOM

1.78m x 1.69m (5'10" x 5'6")

Window to side.

Suite comprising bath with shower over, low level WC and wash hand basin. Radiator, extractor fan.

## GARDEN

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

## ADDITIONAL INFORMATION

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

## APPLIANCES

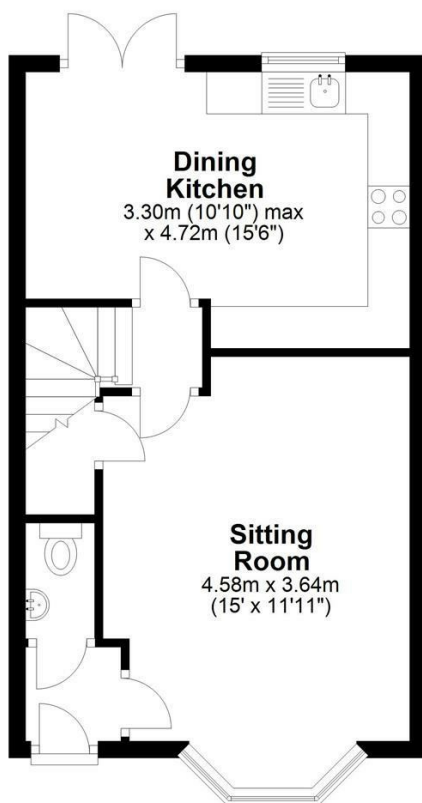
None of the above appliances have been tested by the Agent.

## SERVICES

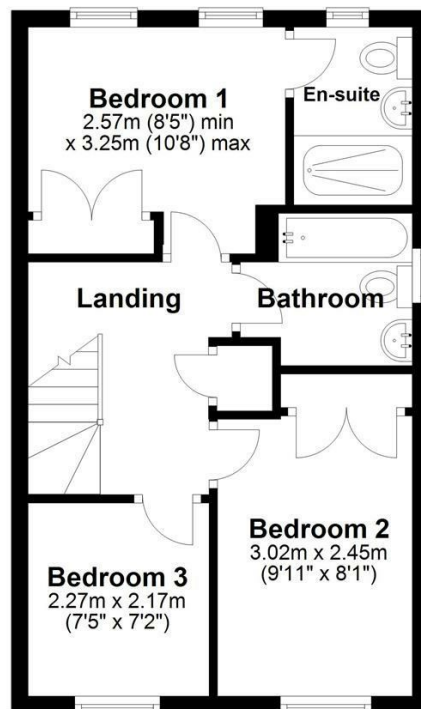
Mains Water, Gas, Electricity and Drainage.  
Telephone connection subject to renewal by British Telecom.







**Ground Floor**



**First Floor**

Total area: approx. 73.6 sq. metres (792.0 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.

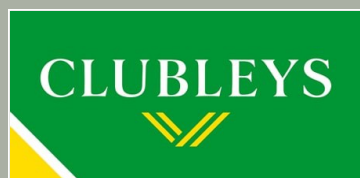
#### MORTGAGES

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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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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