



15, Main Street,  
Stamford Bridge, YO41 1AE  
£182,500



Nestled just a short walk from the heart of Stamford Bridge, this delightful two bedroom semi-detached cottage offers a perfect blend of character, comfort and convenience.

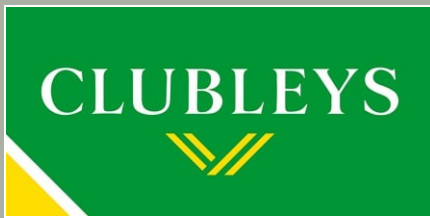
Step inside to discover a cosy living room featuring beautiful exposed feature beams and a welcoming log burner, creating a warm and inviting space. The fully equipped kitchen is both practical and stylish, boasting a walk-in pantry for added storage.

Upstairs, the property offers two well-proportioned bedrooms, both benefitting from fitted wardrobes, and a family bathroom.

Outside, the cottage enjoys a charming garden is lawned with a gravelled area, enhanced by a variety of established shrubs - perfect for enjoying the outdoors.

This characterful cottage is an ideal opportunity for first time buyers, downsizers, or anyone looking for a village lifestyle with great access to York and the surrounding countryside.

This is a rare opportunity to secure a charming cottage in a desirable village location, offered with no onward chain - early viewing is highly recommended.



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

## THE ACCOMMODATION COMPRISES OF:-

### LIVING ROOM

3.80 x 4.29 max narrowing to 3.81 (12'5" x 14'0" max narrowing to 12'5")

Entered via a UPVC front entrance door, log burner, cupboard and double glazed window to the front elevation.

### KITCHEN

4.07 x 2.70 (13'4" x 8'10")

Wall and base units, working surfaces incorporating one and a half stainless steel sink unit, integrated oven, four ring gas hob with extractor hood over. Tiled flooring, part tiled walls, under stairs cupboard, radiator, wall mounted boiler, opaque double glazed window to the side elevation and further double glazed window to the side elevation.

### PANTRY

1.68 x 0.95 (5'6" x 3'1" )

Wall and base units, tiled flooring.

### LANDING

1.70 x 2.42 (5'6" x 7'11")

Access to loft, radiator and double glazed window to the side elevation.

### BEDROOM ONE

2.72 x 4.13 max (8'11" x 13'6" max )

Fitted wardrobes, radiator and double glazed window to the side elevation.

### BEDROOM TWO

2.69 max x 4.10 (8'9" max x 13'5")

Fitted wardrobes, coving to ceiling and double glazed window to the front elevation.

### BATHROOM

3.12 x 1.44 (10'2" x 4'8")

Bath with electric shower over, WC, pedestal wash hand basin, extractor fan, cupboard, heated towel rail, tiled flooring, part tiled walls and window to the side elevation.

### OUTSIDE

Externally, the property benefits from a log store, a garden shed, and a paved area. To the side, the garden is mainly laid to lawn and bordered with mature shrubs, offering a gravelled seating area.

## ADDITIONAL INFORMATION

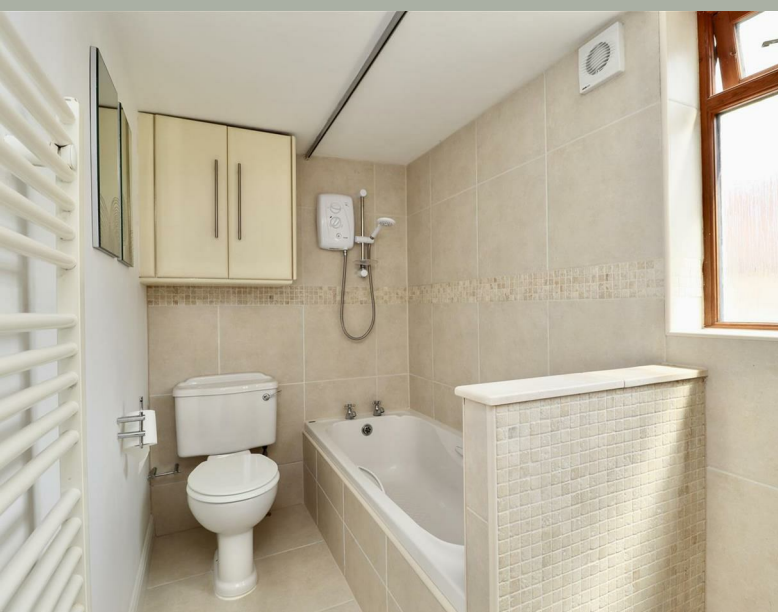
## APPLIANCES

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

## SERVICES

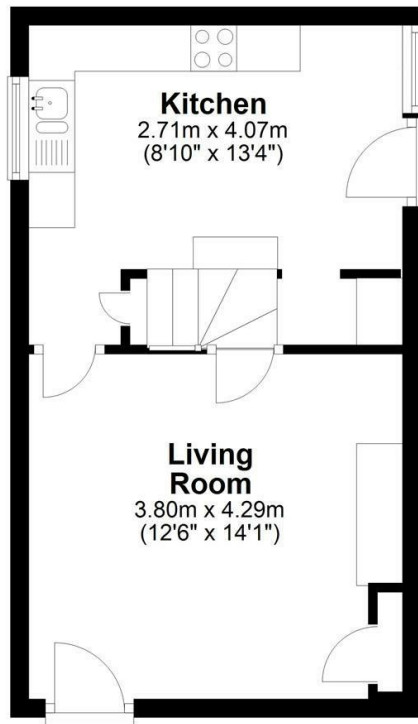
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

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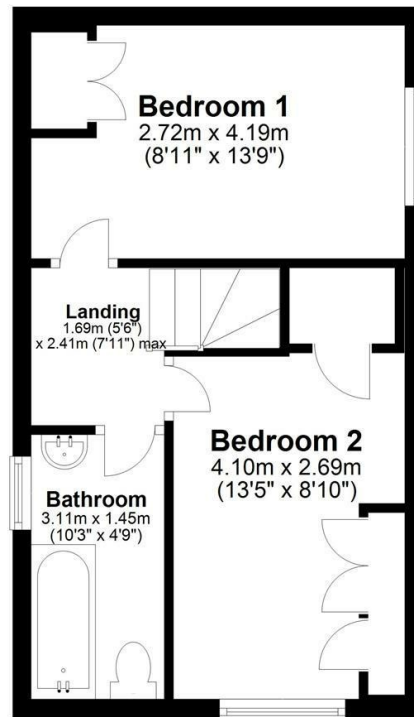


Estate Agents | Lettings Agents | Chartered Surveyors

## Ground Floor



## First Floor



Total area: approx. 59.5 sq. metres (640.9 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

### 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

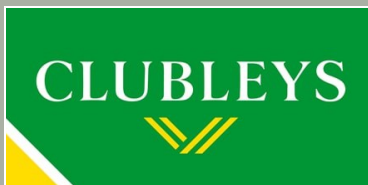
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.