

7, Walker Drive,
Stamford Bridge, YO41 1FS
Chain Free £625,000



ABOUT THE PROPERTY

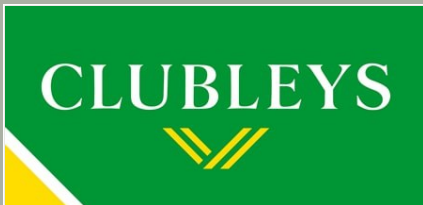
We are pleased to present this exceptional five-bedroom executive detached family home, offered to the market with no onward chain.

The property welcomes you with a bright and spacious entrance hall, featuring a staircase to the first floor and internal access to the integral double garage. The generous sitting room benefits from a large bay window, flooding the space with natural light. At the heart of the home is a stunning open-plan living kitchen, thoughtfully designed to combine a contemporary kitchen with integrated appliances, a dining area with bi-folding doors, and a comfortable seating area—all seamlessly integrated into one cohesive and sociable space. A separate utility room with side access door offers additional practicality. Upstairs, a spacious landing leads to five well-proportioned bedrooms, two of which boast fitted wardrobes and stylish en suite shower rooms. A modern family bathroom serves the remaining bedrooms. Externally, the property offers ample off-road parking to the front, alongside a neatly maintained lawn. A gated side path leads to the enclosed rear garden, which features a generous decked seating area and an additional paved patio, ideal for outdoor entertaining.

This superb home combines space, style, and functionality, making it an ideal choice for modern family living. An early viewing is highly recommended.







Tenure: Freehold
East Riding of Yorkshire Council
Band: F

ENTRANCE HALL

Having front entrance door, stairs to first floor accommodation with under stairs cupboard and radiator.

SITTING ROOM

4.91 x 3.76 (16'1" x 12'4")

Having a bay window to front elevation and radiator.

WC

1.70 x 1.54 (5'6" x 5'0")

Low flush WC, wash hand basin, part tiled walls and radiator.

OPEN PLAN KITCHEN / LIVING

10.97 max x 3.80 max (35'11" max x 12'5" max)

2x windows to rear elevation, bi-folding doors.

Kitchen comprising wall and base units with integral appliances to include double oven/microwave and warming drawer, four ring gas hob with extractor fan over, fridge freezer and dishwasher, 1 1/2 bowl stainless steel sink unit and plinth heater. 2x Radiators.

UTILITY ROOM

2.14 x 1.82 (7'0" x 5'11")

Door to side elevation.

Wall and base units with stainless steel sink, cupboard housing gas fire central heating boiler and radiator.

DOUBLE GARAGE

6.02 x 4.60 (19'9" x 15'1")

Up and over door, power and light.

LANDING

Window to front elevation.

Access to loft, storage cupboard housing hot water cylinder.

MASTER BEDROOM

4.31 x 3.42 (14'1" x 11'2")

Window to rear elevation.

Walk in wardrobe to one wall and radiator.

EN-SUITE SHOWER ROOM

3.41 x 1.62 (11'2" x 5'3")

Window to side elevation.

Suite comprising walk in shower, low flush WC, twin wash hand basins, part tiled walls, chrome ladder style radiator and extractor fan.

BEDROOM TWO

5.03 into wardrobe x 2.91 (16'6" into wardrobe x 9'6")

Window to front elevation,

Fitted wardrobes to one wall and radiator.

EN-SUITE SHOWER ROOM

2.78 x 1.42 (9'1" x 4'7")

Window to side elevation.

Suite comprising walk in shower, low flush WC, wash hand basin, part tiled walls, chrome ladder style radiator and extractor fan.

BEDROOM THREE

4.66 x 2.92 (15'3" x 9'6")

Two windows to front elevation.

Radiator.

BEDROOM FOUR

3.93 x 3.13 (12'10" x 10'3")

Window to rear elevation

Radiator.

BEDROOM FIVE

3.13 x 2.25 (10'3" x 7'4")

Window to rear elevation.

Radiator.

FAMILY BATHROOM

2.53 x 2.16 (8'3" x 7'1")

Window to side elevation.

Suite comprising bath with shower over, low flush WC, wash hand basin, part tiled walls, chrome ladder style radiator and extractor fan.

OUTSIDE

Externally, the property offers ample off road parking to the front and a lawned garden a side access gate leads to the rear garden which is fully enclosed and mainly laid to lawn enjoying a large decked seating area and a further patio seating area immediately beyond the property.

ADDITIONAL INFORMATION

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

COUNCIL TAX BAND

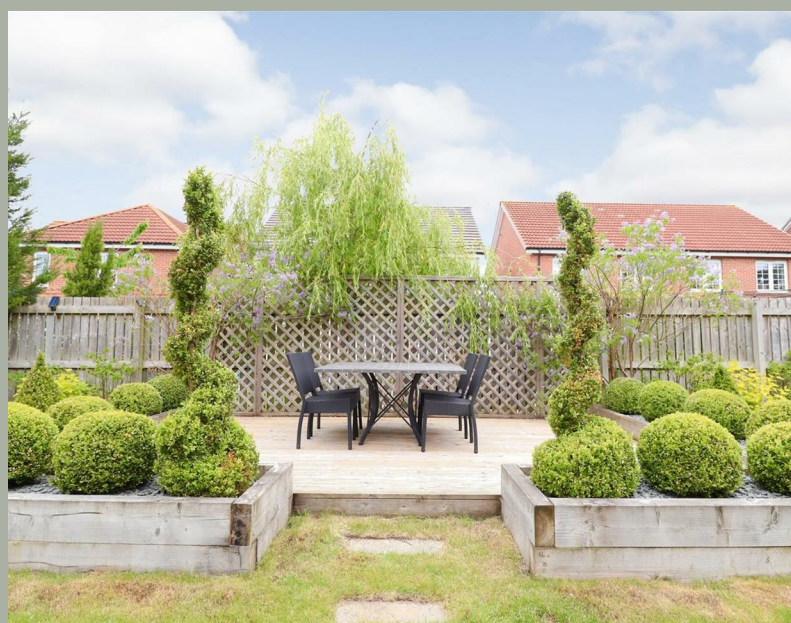
East Riding of Yorkshire Council - Council Tax Band F.

SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

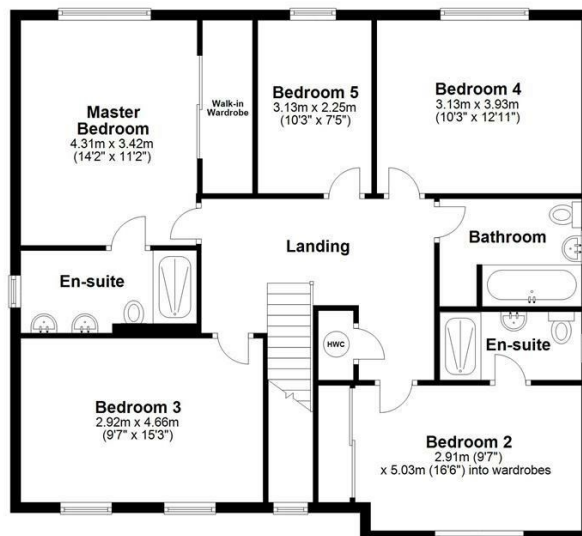
APPLIANCES

None of the appliances have been tested by the Agents.





Ground Floor



First Floor

Total area: approx. 212.7 sq. metres (2289.7 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.

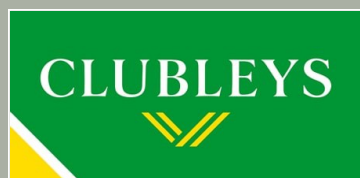
MORTGAGES

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 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.



8 The Square, Stamford Bridge, York,
YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com

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		93
(81-91) B	86	
(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