



5, Rosebery Wood,
York, Stamford Bridge, YO41 1RE
£675,000



ABOUT THE PROPERTY

SALE AGREED BEFORE LAUNCH!

If you're searching for something similar, please get in touch to register your details – we'd love to help you find your perfect home before it hits the market too. Contact us today and stay one step ahead.

We are delighted to offer this beautifully appointed five-bedroom executive residence, occupying a generous and private plot within an exclusive, small-scale development is just a short stroll from the charming village square.

Presented to an exceptional standard, this home combines expansive, well-considered living space with high-end finishes and timeless style. A welcoming entrance hall sets the tone with a sense of light and space, providing access to three elegant reception rooms. The principal sitting room is both spacious and inviting, featuring a contemporary log-burning stove and enjoying tranquil views over the landscaped rear garden. To the front of the property, a versatile snug offers a cosy retreat, while the formal dining room is perfect for entertaining. The heart of the home is undoubtedly the stunning kitchen, finished to a high specification with sleek quartz work surfaces, bespoke cabinetry, and a full range of quality integrated appliances. Adjoining the kitchen is a practical and styli







Tenure: Freehold
East Riding of Yorkshire
Band: F

THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

4.73m x 1.18m (15'6" x 3'10")

UPVC entrance door, Karndean flooring, radiator, coving, stairs to first floor accommodation.

DOWNSTAIRS WC

1.93m x 1.78m (6'3" x 5'10")

Continued Karndean flooring, WC, wash hand basin, radiator, extractor fan, door to understairs cupboard.

SNUG

3.50m x 3.09m (11'5" x 10'1")

Quality wool carpet, coving, radiator, UPVC double glazed window to the front elevation.

DINING ROOM

4.13m x 3.12m + bay (13'6" x 10'2" + bay)

Quality wool carpet, coving, radiator, UPVC double glazed walk in bay window to the front elevation.

SITTING ROOM

5.43m x 4.14m (17'9" x 13'6")

Quality wool carpet, coving, UPVC double glazed window to the side elevation, double doors to the rear, two radiators, feature log burner with tiled hearth.

KITCHEN

5.70m x 3.38m (18'8" x 11'1")

Continued Karndean flooring, coving, recessed spotlights, UPVC double glazed window and double doors to the rear elevation, radiator, range of wall and base units with quartz worktops, sink with mixer tap, integrated dishwasher, eye level oven and microwave, 5 ring gas hob (with extractor fan over), fridge freezer and under counter fridge.

UTILITY

2.47m x 1.94m (8'1" x 6'4")

Continued Karndean flooring, radiator, range of wall and base units with Quartz worktops, sink with mixer tap, recessed spotlights, extractor fan and UPVC door leading to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

3.55m x 3.13m max (11'7" x 10'3" max)

Quality wool carpet, loft access, radiator, airing cupboard housing the hot water cylinder.

MASTER BEDROOM

4.77m max x 4.13m (15'7" max x 13'6")

UPVC double glazed window to the rear elevation, quality wool carpet, built in wardrobes, radiator and coving.

ENSUITE

2.38m x 1.90m (7'9" x 6'2")

UPVC double glazed window to the side elevation, suite comprising a corner shower cubicle, low flush WC and wash hand basin. Tiled flooring and part tiled walls, recessed spotlights, chrome ladder style heated towel rail and extractor fan.

BEDROOM TWO

3.60m x 3.55m (11'9" x 11'7")

UPVC double glazed window to the front elevation, quality wool carpet, radiator and coving.

ENSUITE

2.05m x 1.48m (6'8" x 4'10")

UPVC double glazed window to the front elevation, suite comprising a corner shower cubicle, low flush WC and wash hand basin. Tiled flooring and part tiled walls, recessed spotlights, chrome ladder style heated towel rail and extractor fan.

BEDROOM THREE

4.13m x 3.13m (13'6" x 10'3")

UPVC double glazed window to the front elevation, quality wool carpet, built in wardrobes, radiator.

BEDROOM FOUR

3.53m x 2.76m (11'6" x 9'0")

UPVC double glazed window to the rear elevation, quality wool carpet, radiator.

BEDROOM FIVE

2.76m x 2.06m (9'0" x 6'9")

UPVC double glazed window to the rear elevation, quality wool carpet, radiator.

FAMILY BATHROOM

2.45 x 2.09 (8'0" x 6'10")

UPVC double glazed window to the side elevation, suite comprising a corner bath, corner shower cubicle, low flush WC and wash hand basin. Tiled flooring and fully tiled walls, recessed spotlights, chrome ladder style heated towel rail and extractor fan.

OUTSIDE

Externally, the property is approached via a private driveway and offers ample off-road parking with access to a detached double garage. The rear and side gardens are a particular highlight, a private and mature wraparound oasis with an expansive patio area perfect for al fresco dining, well-maintained lawns, and established borders stocked with a variety of trees and shrubs. A tucked-away section of the garden offers a tranquil space for vegetable beds, creating a perfect blend of elegance and practicality.

DETACHED DOUBLE GARAGE

2x up and over doors, power and lighting.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

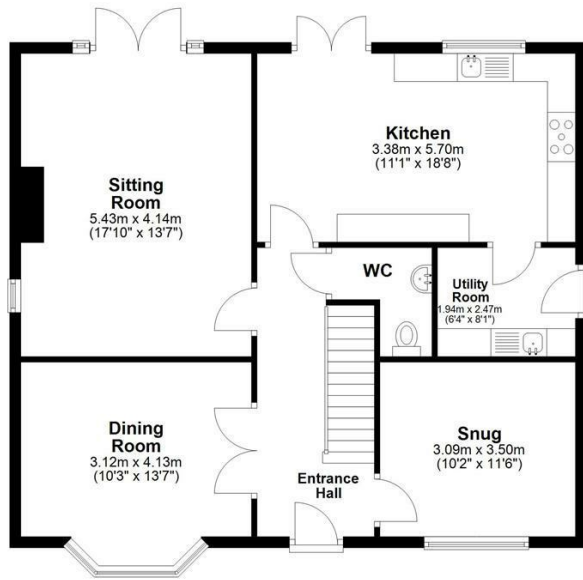
None of the electrical or gas appliances have been tested by the Agent.

COUNCIL TAX

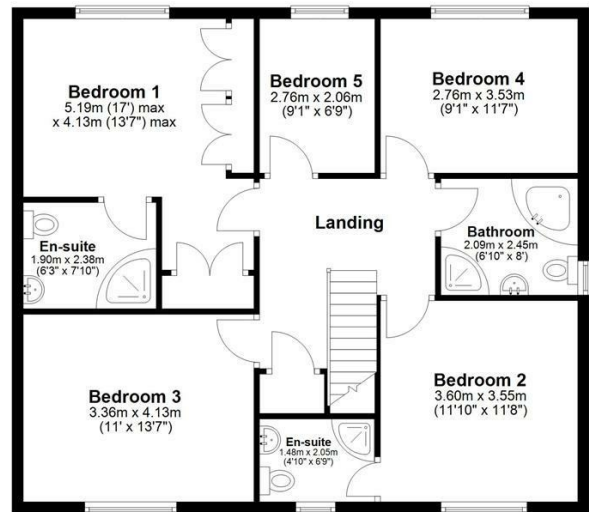
East Riding of Yorkshire Council - Tax Band F



Ground Floor



First Floor



Total area: approx. 171.8 sq. metres (1848.9 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.

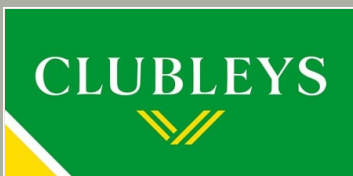
MORTGAGES

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(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.