



21, Foresters Walk,
Stamford Bridge, YO41 1BB
Chain Free £325,000



ABOUT THE PROPERTY

Nestled in the sought-after village of Stamford Bridge, York, this charming detached home on Foresters Walk presents an excellent opportunity for buyers seeking a property with great potential.

Offered with no onward chain, the property would benefit from a scheme of modernisation—providing the perfect chance to personalise the space and create your ideal home.

The ground floor features a generous sitting room, a convenient WC, a kitchen, and a conservatory overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family shower room. Additional highlights include a garage and off-road parking, offering both practical storage and everyday convenience.

A standout feature is the stunning open field views to the rear, creating a peaceful and picturesque backdrop.

In summary, this detached house offers a unique opportunity to create a personalised living space in a sought-after location. With its spacious layout, beautiful views, and potential for modernisation, this property is not to be missed.







Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE PROPERTY

ENTRANCE HALL

Side entrance door and window.
Stairs leading to first floor.
Laminate wood flooring.

WC

1.52m x 0.88m (4'11" x 2'10")
Suite comprising low flush WC and wash hand basin.
Radiator.

SITTING ROOM

4.88m x 3.99m (16'0" x 13'1")
Bay window to front, radiator and opening to:

DINING AREA

3.76m x 2.54m (12'4" x 8'4")
Sliding doors to the rear.
Radiator.

KITCHEN

5.41m x 2.46m (17'8" x 8'0")
Fitted with a range of wall and base units incorporating eye level double oven, four ring gas hob with extractor over, 1.5 bowl stainless steel sink unit, space for fridge/freezer, washing machine, tumble drier and slimline dishwasher.
Laminate wood flooring, radiator and under stairs cupboard.
Door to side and window to side and rear.

CONSERVATORY

3.59m x 2.54m (11'9" x 8'3")
Tiled flooring, UPVC windows and sliding door leading out to the rear garden.

LANDING

Access to the loft.

BEDROOM ONE

5.07m max x 3.64m (16'7" max x 11'11")
Two windows to rear elevation, fitted wardrobes, two radiator and cupboard housing a shower cubicle.

BEDROOM TWO

3.83m x 2.56m (12'6" x 8'4")
Window to front and side elevations, fitted wardrobes and radiator.

BEDROOM THREE

2.80m x 2.42m (9'2" x 7'11")
Window to front elevation and radiator.

SHOWER ROOM

2.79m x 1.42m (9'1" x 4'7")
Opaque window to the side.
Suite comprising walk in shower, low flush WC and wash hand basin.
Part tiled walls, tiled flooring, chrome ladder style towel radiator and extractor fan.

OUTSIDE

GARDENS

Externally, the property offers a garden to the front and block paved driveway providing ample off road parking leading to the single garage. The rear garden is mainly laid to lawn with mature borders.

GARAGE

5.35m x 2.69m (17'6" x 8'9")
Electric up and over door, door and window to the rear.
Power and light.
Houses the gas boiler.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

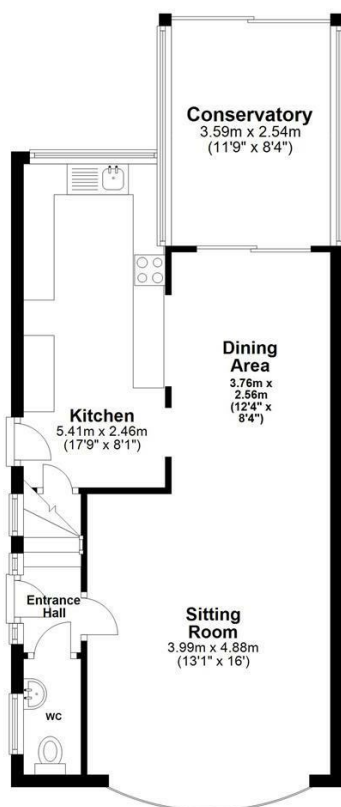
None of the electrical or gas appliances have been tested by the Agent.

COUNCIL TAX BAND

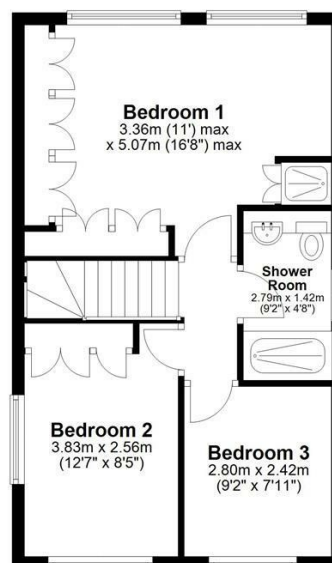
East Riding of Yorkshire Council - Tax Band D.



Ground Floor



First Floor



Total area: approx. 97.6 sq. metres (1050.8 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.

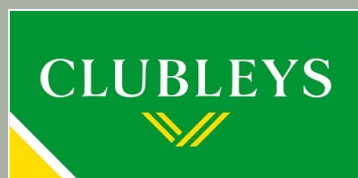
MORTGAGES

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

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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.

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