



4, Wharton Road,  
Stamford Bridge, YO41 1PN  
Chain Free £240,000



**\*\* Attention First Time Buyers / Investors \*\***

Located in a highly sought-after cul-de-sac, this well-presented two-bedroom property has been tastefully updated by the current owner, offering stylish and move-in-ready accommodation throughout.

The interior briefly comprises a welcoming entrance hall, a comfortable sitting room, and a modern breakfast kitchen. On the first floor, there are two spacious double bedrooms and a recently fitted contemporary shower room.

Externally, the property benefits from a front garden and a paved and gravelled driveway to the side, providing ample off-road parking. Gated access leads to a private rear garden, ideal for outdoor enjoyment.

A superb opportunity to acquire a quality home in a desirable location—early viewing is highly recommended.



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Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: B

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

Front entrance door, radiator.

### SITTING ROOM

4.24m x 3.84m (13'10" x 12'7")  
Windows to the front and side elevation.  
2x radiators, stairs to first floor.

### INNER HALL

Under stairs cupboard.

### KITCHEN

3.83m x 2.69m (12'6" x 8'9")  
Window to the rear elevation and rear entrance door.  
Fitted with a range of wall and floor units incorporating working surfaces, sink unit, integrated oven with electric hob and extractor fan over, space for fridge and washing machine, radiator and cupboard housing gas fired central heating boiler.

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM ONE

3.84m x 2.71m (12'7" x 8'10")  
Two windows to the rear elevation.  
Double radiator.

### BEDROOM TWO

3.84m x 2.62m (12'7" x 8'7")  
Two windows to the front elevation.  
Double radiator, fitted cupboard.

### SHOWER ROOM

2.82m x 1.53m (9'3" x 5'0")  
Window to the side elevation.  
A modern suite comprising a shower cubicle, wall mounted vanity unit housing wash hand basin and low flush WC. Chrome ladder style radiator, storage cupboard and access to loft.

### GARDEN

To the front of the property there is a lawn garden with a paved and gravelled driveway providing ample off road parking leading to a gated access to the rear garden.  
Immediately beyond the house is a paved patio leading onto a fully enclosed garden with walled and fence boundaries with flower and shrub borders and a storage shed.

## ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

None of the appliances have been tested by the Agent.

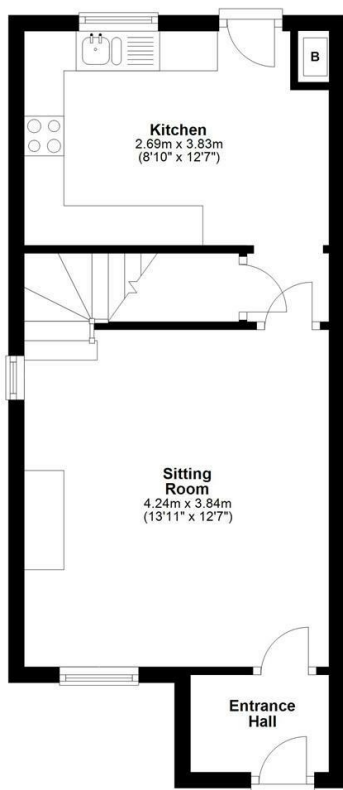


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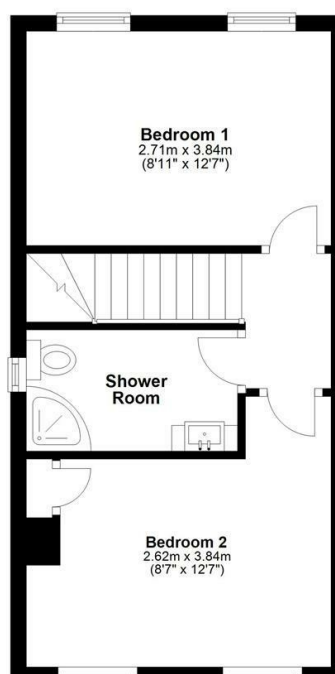


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 64.0 sq. metres (688.9 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

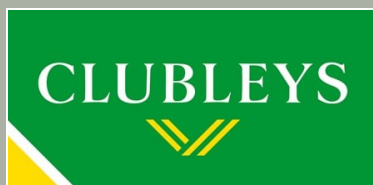
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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.