

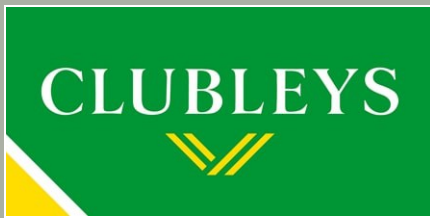


Situated in the popular village of Stamford Bridge, this well-presented semi-detached home on Hardrada Way offers an excellent opportunity for first-time buyers. With three bedrooms, it's ideal for small families or anyone in need of additional space.

The accommodation briefly comprises an entrance hall, a spacious lounge with bay window, a recently updated kitchen with space for a dining table, and a conservatory providing additional living space. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking, a front garden, and gated access to the rear. The rear garden is fully enclosed, mainly laid to lawn, and includes a small patio area—perfect for outdoor dining or relaxation. A detached garage adds further practicality.

Overall, this property represents great value in a desirable village location and is a smart choice for those looking to take their first step onto the property ladder.



THE ACCOMODATION COMPRISES OF:

ENTRANCE HALL

Composite front entrance door and window to the side.

Radiator, laminate flooring and stairs leading to the first floor.

SITTING ROOM

5.18m x 3.16m max (16'11" x 10'4" max)

Bay window to the front and radiator.

DINING KITCHEN

4.63m x 2.9m max (15'2" x 9'6" max)

UPVC door to the side, window to the rear elevation and understairs storage cupboard housing the gas boiler.

Fitted with a range of wall and base units incorporating eye level electric oven, electric hob with extractor over, sink unit, plumbing for a washing machine and radiator.

French doors leading to:-

CONSERVATORY

2.79m x 2.14m (9'1" x 7'0")

Windows to the rear and to one side, along with French doors that open out onto the garden.

Recessed spotlights.

LANDING

Window to the side and access to the loft.

BEDROOM ONE

2.78m x 3.53m (9'1" x 11'6")

Window to the rear, radiator and fitted cupboard.

BEDROOM TWO

2.58m x 3.53m (8'5" x 11'6")

Window to the front, radiator and fitted cupboard.

BEDROOM THREE

1.95m x 2.57m (6'4" x 8'5")

Window to the front and radiator.

BATHROOM

1.76m max x 2.27m (5'9" max x 7'5")

Suite comprising bath with shower over, low level WC and pedestal wash hand basin. Chrome ladder style towel radiator, radiator, extractor fan and storage cupboard.

Opaque window to rear.

OUTSIDE

Externally, the property offers ample off road parking and a garden to the front with access to the rear. The rear garden is fully enclosed and mainly laid to lawn with a small patio area.

DETACHED GARAGE

Up and over door, power, light and side access door.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

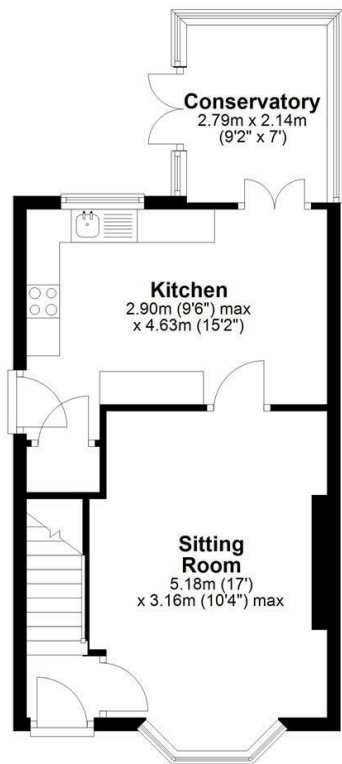
None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

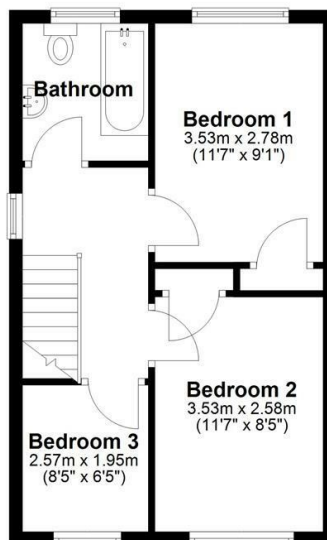
East Riding of Yorkshire Council - Tax Band C.



Ground Floor



First Floor



Total area: approx. 76.1 sq. metres (819.0 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

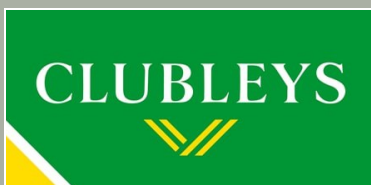
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 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) A			
(81-91) B			
(69-80) C		72	79
(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.