

30, Salvin Road,
York, Stamford Bridge, YO41 1SD
Chain Free £285,000



ABOUT THE PROPERTY

CHAIN FREE!

Well presented throughout, this three-bedroom semi-detached property is situated on the sought-after Saxon Gate development in Stamford Bridge, and is proudly offered by Clubleys.

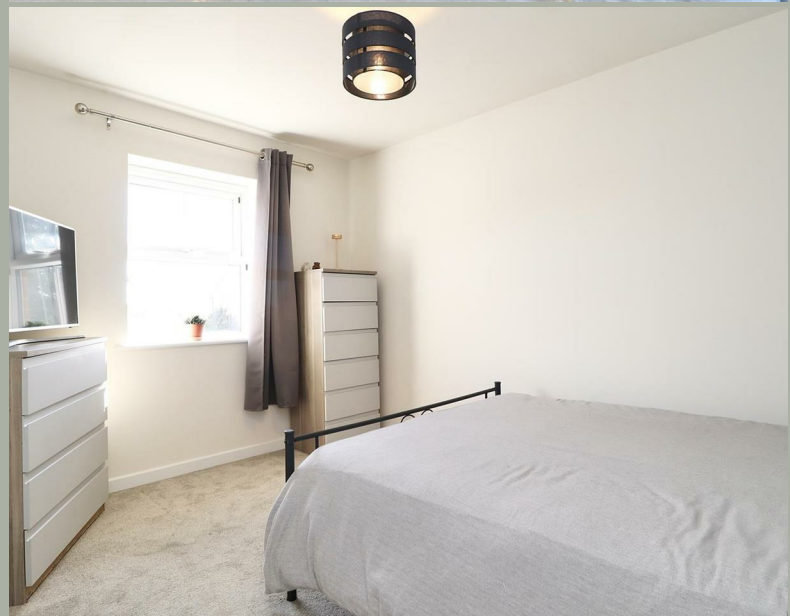
The ground floor features an entrance hall, guest WC, and a modern open-plan dining kitchen with integrated appliances, along with a bright and spacious living room that opens to the garden via French doors.

On the first floor, a landing gives access to the loft (boarded with lighting via ladder), three bedrooms — including a master with fitted wardrobes and an en-suite shower room — plus a family bathroom.

Outside, the home benefits from off-street parking for two vehicles and a fully enclosed rear garden. The garden has been tastefully landscaped, with a patio, lawn, and garden shed.

A viewing is recommended.







Tenure: Freehold
City of York Council
Band: C

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Radiator.

WC

2.16 x 0.86 (7'1" x 2'9")
Suite comprising low flush WC and wash hand basin.
Extractor fan, radiator.

DINING KITCHEN

5.66 x 2.52 extending to 3.64 (18'6" x 8'3" extending to 11'11")
Windows to front and side.
Fitted with wall and base units comprising working surfaces, stainless steel sink unit, integrated oven with four ring gas hob, integrated fridge freezer, dishwasher and washing machine. Under stairs cupboard and radiator.

SITTING ROOM

4.72 x 3.37 (15'5" x 11'0")
French doors to rear.
Radiator.

FIRST FLOOR

LANDING

Access to loft space (boarded with ladder and light), storage cupboard.

MASTER BEDROOM

3.23 extending to 4.67 x 2.90 (10'7" extending to 15'3" x 9'6")
Window to rear.
Fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

2.32 x 1.39 (7'7" x 4'6")
Window to side.
Suite comprising step in shower cubicle, low flush WC and wash hand basin. Extractor fan, ladder style heated towel rail.

BEDROOM TWO

3.56 x 2.61 (11'8" x 8'6")
Window to front.
Radiator.

BEDROOM THREE

2.50 x 2.01 (8'2" x 6'7")
Window to front.
Radiator.

BATHROOM

1.82 x 1.69 + door recess (5'11" x 5'6" + door recess)
Window to side.
Suite comprising panelled bath, low flush WC and wash hand basin. Extractor fan, ladder style heated towel rail.

OUTSIDE

Externally the property offers off road parking for two cars and a fully enclosed rear garden which has been landscaped by the current vendors, with a paved patio area, lawned garden and storage shed.

ADDITIONAL INFORMATION

SERVICES

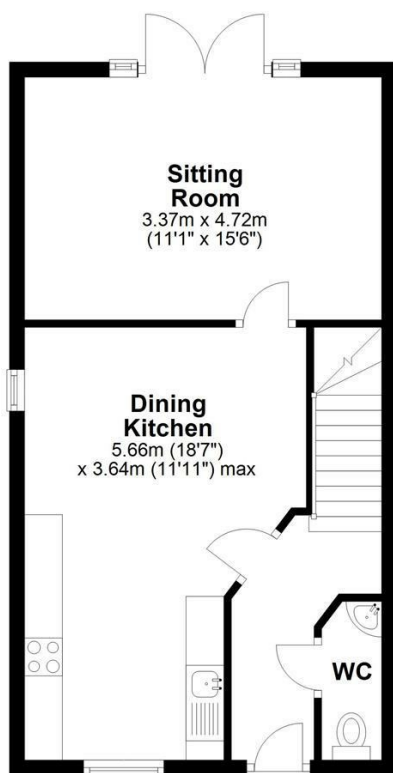
Mains Gas, Water, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

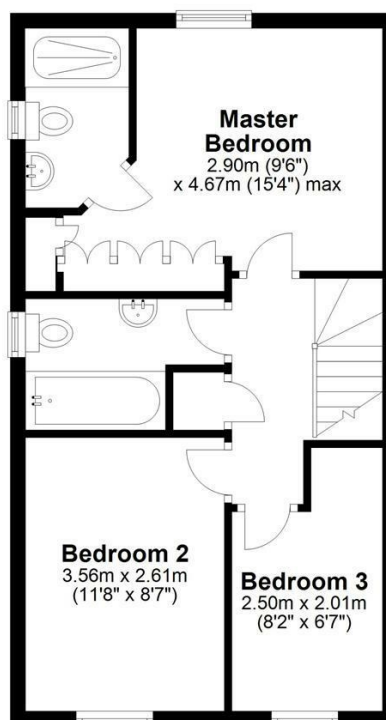
None of the electrical or gas appliances have been tested by the Agent.



Ground Floor



First Floor



Total area: approx. 85.4 sq. metres (919.1 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.

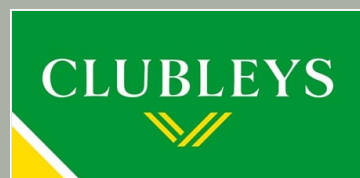
MORTGAGES

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.



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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		96
(81-91) B	84	
(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