



11, Sawkill Close,  
York, Stamford Bridge, YO41 1SN  
Chain Free £200,000



#### NO FORWARD CHAIN

A two bedroom mid terraced house situated on the highly regarded Saxon Gate development, built by David Wilson. The property would benefit from some cosmetic refurbishment, making it an ideal home to make your own.

The accommodation comprises of an entrance hall with downstairs WC, a fitted kitchen and open plan living/dining room with French doors onto the rear garden. To the first floor there are two double bedrooms and a bathroom.

Externally the property offers an enclosed rear garden and off road parking.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: B

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

Front entrance door, stairs to first floor and radiator.

### WC

1.52 x 0.88 (4'11" x 2'10")

Low flush WC and wash hand basin. Radiator.

### KITCHEN

3.04 x 2.03 (9'11" x 6'7")

Window to front.

Wall and base units comprising space for washing machine and fridge freezer, integral oven with electric hob and extractor fan over, stainless steel sink unit, cupboard housing gas fired central heating boiler.

### SITTING ROOM / DINING ROOM

4.92 max x 4.15 max (16'1" max x 13'7" max)

French doors to rear.

Laminate wood flooring, under stairs cupboard and 2x radiators.

### LANDING

Access to loft.

### BEDROOM ONE

4.15 x 3.20 (13'7" x 10'5")

2x windows to rear.

Radiator.

### BEDROOM TWO

3.25 + cupboards x 2.61 (10'7" + cupboards x 8'6")

2x windows to front.

2x fitted cupboards and radiator.

### BATHROOM

1.98 x 1.70 (6'5" x 5'6")

Panelled bath with shower over, low flush WC and wash hand basin.

Chrome ladder style towel rail and extractor fan.

### OUTSIDE

Fully enclosed rear garden with access gate, mainly laid to lawn with patio area. Off road parking.

### ADDITIONAL INFORMATION

Please note there is a maintenance charge attached to this property. For more information, contact our office.

## SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

## APPLIANCES

None of the appliances have been tested by the Agents.

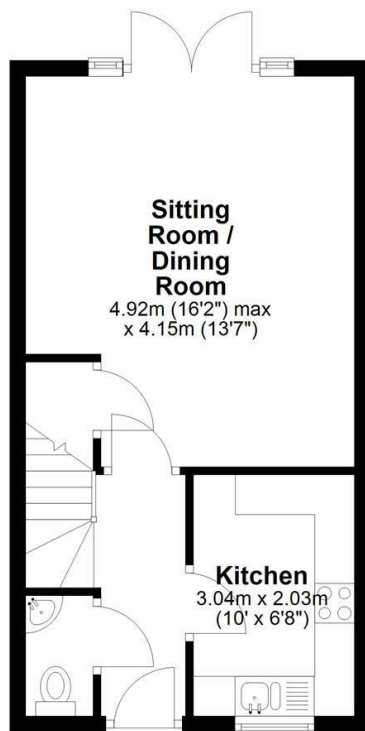


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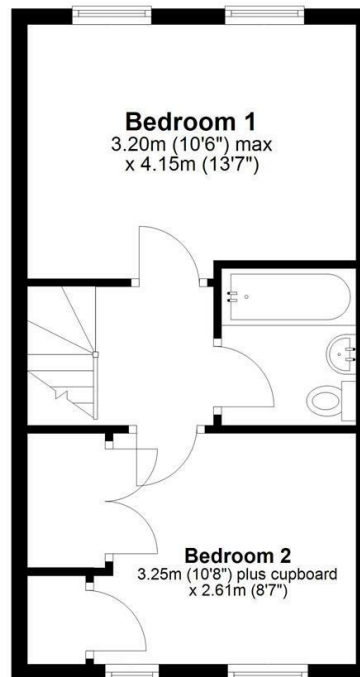


Estate Agents | Lettings Agents | Chartered Surveyors

## Ground Floor



## First Floor



Total area: approx. 66.9 sq. metres (720.3 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

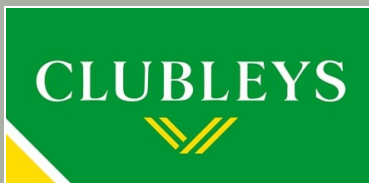
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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.