



35, Salvin Road,  
York, Stamford Bridge, YO41 1SD  
£500,000





## ABOUT THE PROPERTY

---

**\*\* SALE AGREED BY CLUBLEYS! \*\***

Situated in the desirable village of Stamford Bridge, this impressive home built by the well-regarded David Wilson Homes offers an exceptional living experience tailored to families or anyone seeking generous, well-designed space.

Upon entering, you're welcomed by a spacious hallway that sets the tone for the rest of the property. The substantial lounge benefits from an abundance of natural light through windows on three sides, and French doors open directly onto the rear garden, creating a wonderful flow between the interior and outdoor areas. The open-plan kitchen and dining area form the true heart of the home, ideal for everything from quick weekday breakfasts to relaxed weekend meals. It's a space designed to bring people together, whether for daily routines or special moments. A separate ground-floor study offers a quiet and comfortable spot to work or study in peace.

Upstairs, you'll find four well-sized double bedrooms, including a master with its own en suite for added comfort and privacy. The remaining bedrooms are equally inviting, offering restful retreats for every member of the household.

Externally, the home features a double garage providing secure off-street parking, along with a fully enclosed rear garden that includes a mix of seating areas and a lawn—perfect for both entertaining and everyday family life.

Don't miss out - get in touch today to arrange your viewing!

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









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: F

## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.

Stairs to first floor, storage cupboard, radiator.

#### SITTING ROOM

5.61 x 3.71 + bay (18'4" x 12'2" + bay)

French doors to side, bay window to side, window to rear.

Radiator.

#### DINING KITCHEN

6.14 + bay x 4.09 (20'1" + bay x 13'5")

Bay window to front, windows and French doors to rear.

Fitted with wall and base units comprising of working surfaces, sink unit, integral appliances including dishwasher, eye level double oven, six ring gas hob and extractor fan over. 2x radiators.

#### UTILITY ROOM

1.91 x 1.61 (6'3" x 5'3")

Door to rear.

Wall and base units, space for washing machine. Cupboard housing gas fired central heating boiler.

#### STUDY

2.85 x 2.77 (9'4" x 9'1")

Window to front.

Radiator.

#### WC

1.93 x 0.96 (6'3" x 3'1")

Window to side.

Suite comprising low flush WC and wash hand basin. Tiled flooring, part tiled walls and radiator.

### FIRST FLOOR

Storage cupboard housing hot water cylinder, access to loft space.

#### MASTER BEDROOM

5.16 x 3.19 (16'11" x 10'5")

Windows to side elevations.

Fitted wardrobe and radiator.

#### EN SUITE SHOWER ROOM

Window to rear.

Suite comprising shower cubicle, low flush WC and wash hand basin. Part tiled walls, tiled flooring, chrome ladder style towel rail and extractor fan.

#### BEDROOM TWO

4.46 x 2.82 (14'7" x 9'3")

Window to front and side.

Fitted cupboard and radiator.

#### BEDROOM THREE

3.54 x 3.28 (11'7" x 10'9")

Window to front.

Fitted wardrobes and radiator.

#### BEDROOM FOUR

4.18 x 2.71 (13'8" x 8'10")

Window to rear.

Radiator.

#### FAMILY BATHROOM

Window to front.

Suite comprising shower cubicle, panelled bath, low flush WC and wash hand basin. Part tiled walls, tiled flooring, chrome ladder style towel rail and extractor fan.

#### OUTSIDE

Outside, a double garage provides secure parking for two cars, ensuring both convenience and peace of mind for busy families on the go. There is also a fully enclosed rear garden, enjoying various seating areas and a lawned garden.

#### DOUBLE GARAGE

5.73 x 5.09 (18'9" x 16'8")

2x up and over doors.

Eaves storage, power and light.

#### ADDITIONAL INFORMATION

Please note there is a service charge attached to the property. For further information contact our office.

#### SERVICES

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

#### APPLIANCES

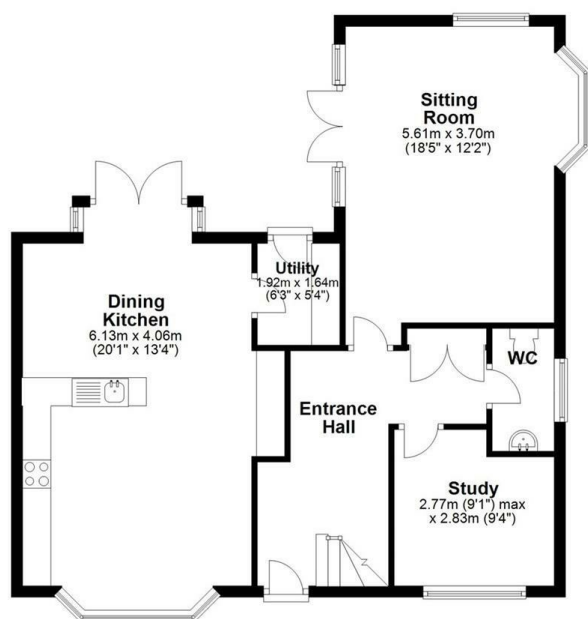
None of the electrical or gas appliances have been tested by the Agent.

#### COUNCIL TAX

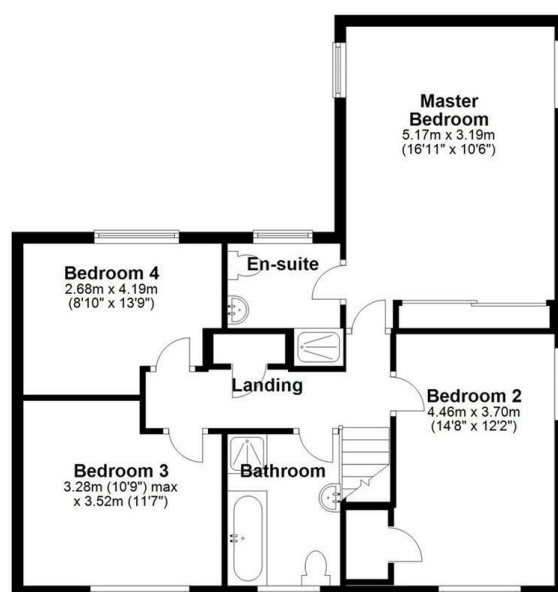
East Riding of Yorkshire Council - Tax Band F.



Ground Floor



First Floor

**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.

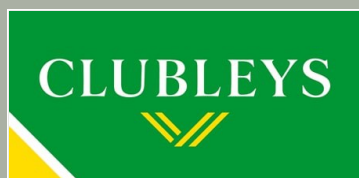
**MORTGAGES**

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.

**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](mailto:sb@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

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) <b>A</b>		93
(81-91) <b>B</b>	85	
(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