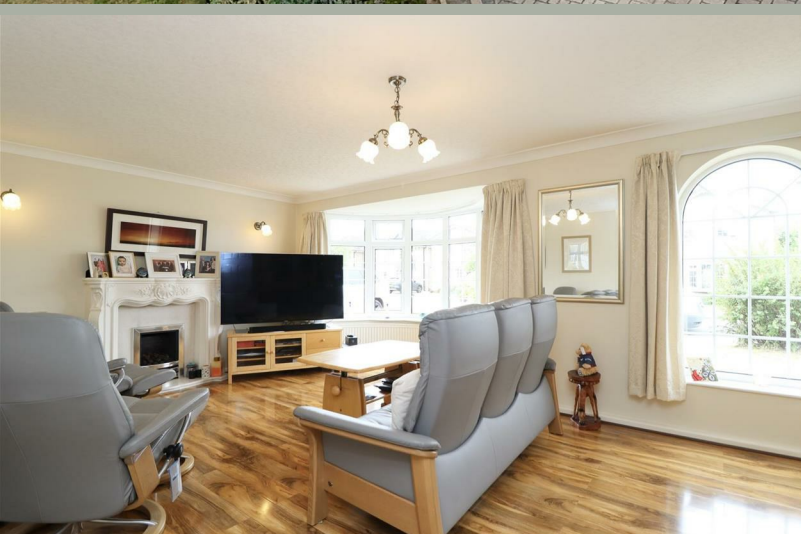




55, Huntsmans Lane,
Stamford Bridge, YO41 1ET
Offers Over £440,000



ABOUT THE PROPERTY

Rarely available, we are delighted to offer this extended four-bedroom detached home offers generous and versatile living space, perfectly suited to modern family life.

A welcoming entrance hall with a convenient downstairs cloakroom leads into a bright and spacious sitting room, featuring a charming walk-in bay window and a distinctive arched window that floods the space with natural light. The separate dining room flows seamlessly into a stylish orangery – an ideal setting for entertaining guests or enjoying relaxed family moments. The well-appointed kitchen offers ample worktops and storage, catering to the demands of everyday living. Upstairs, the standout feature is the impressive master bedroom, thoughtfully extended above the garage to create a spacious retreat complete with fitted wardrobes and a sleek en suite shower room. Three further well-proportioned bedrooms and a family bathroom complete the upper floor.

Outside, the rear garden enjoys a tranquil outlook over the neighbouring cricket pitch, while additional gardens to the front enhance the home's appeal. A generous driveway offers ample off-road parking and leads to the garage.

This exceptional home combines comfort, space, and location—early viewing is highly recommended.







Tenure: Freehold
East Riding of Yorkshire Council
Band: E

THE ACCOMMODATION COMPRISES OF:

ENTRANCE HALL

1.74m x 3.82m (5'8" x 12'6")

UPVC entrance door, laminate wood flooring, radiator and storage cupboard.

WC

0.81m x 2.28m (2'7" x 7'5")

Suite comprising low flush WC and pedestal wash hand basin.

Window to the side, laminate wood flooring and understairs cupboard.

SITTING ROOM

3.62m x 6.07m (11'10" x 19'10")

Bay window and arched window to front, gas fire, 2 x radiators and laminate wood flooring.

DINING ROOM

4.12m x 3.30m (13'6" x 10'9")

Laminate wood flooring, radiator and double doors opening out to the orangery.

KITCHEN

2.69m x 6.05m (8'9" x 19'10")

Fitted with a range of wall and base units incorporating electric oven, electric hob with extractor over, 1.5 bowl stainless steel sink unit, space for fridge/freezer and space for a washing machine.

Vinyl flooring, radiator, window to the rear, door to side and rear.

ORANGERY

2.90m x 2.48m (9'6" x 8'1")

French doors to the rear, three Velux windows, laminate wood flooring and radiator.

LANDING

Window to the side elevation.

BEDROOM ONE

5.56m max (2.79m min) x 4.61m max (3.40m min)
(18'2" max (9'1" min) x 15'1" max (11'1" min))

Window to the front and rear elevations, fitted wardrobes and radiator.

EN SUITE

1.97m x 1.64m (6'5" x 5'4")

Opaque window to the rear elevation.

Suite comprising walk in shower and wash hand basin set within a vanity unit.

Tiled walls, chrome ladder style towel radiator and extractor fan.

BEDROOM TWO

3.33m x 4.81m max (3.62m min) (10'11" x 15'9" max (11'10" min))

Bay window to the front elevation and radiator.

BEDROOM THREE

4.11m x 3.31m (13'5" x 10'10")

Window to the rear elevation, fitted wardrobes and radiator.

BEDROOM FOUR

3.61m x 2.68m (11'10" x 8'9")

Window to the front and side elevations and radiator.

BATHROOM

2.69m x 1.65m (8'9" x 5'4")

Suite comprising of panelled bath with shower over, low flush WC and wash hand basin set within a vanity unit.

Radiator, fully tiled walls and floor.

GARAGE / STORE

Up and over door, power and light.

UTILITY ROOM

With plumbing for a washing machine, wall mounted gas boiler and door to the rear.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom.

APPLIANCES

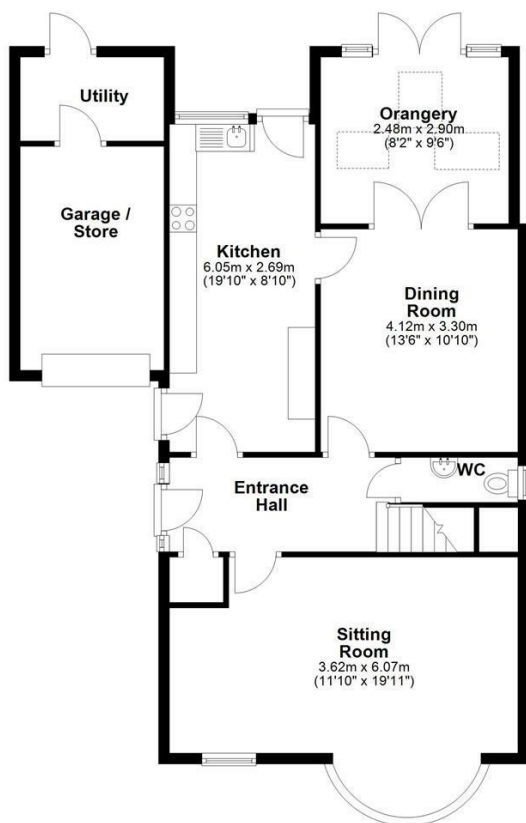
None of the electrical or gas appliances have been tested by the Agent.

COUNCIL TAX BAND

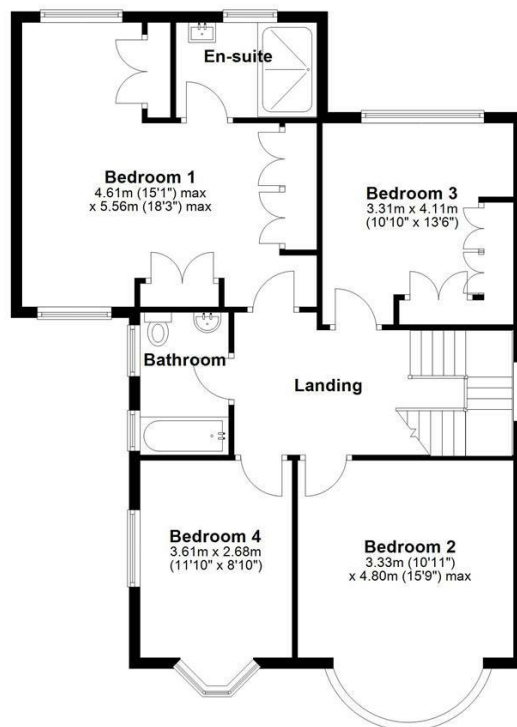
East Riding of Yorkshire Council - Tax Band E.



Ground Floor



First Floor



Total area: approx. 188.3 sq. metres (2027.3 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.

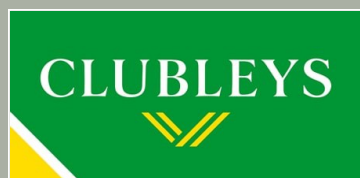
MORTGAGES

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
EU Directive 2002/91/EC		