



5, Grange Close,  
Full Sutton, YO41 1NZ  
£375,000





## ABOUT THE PROPERTY

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We're pleased to present this spacious and versatile four-bedroom home, situated in the village of Full Sutton. With a generous garden, large double garage, ample off-street parking, and a stunning kitchen, this property is perfect for growing families or those seeking extra space. The ground floor includes a welcoming entrance hall with a WC, and a beautifully designed kitchen featuring sleek high-gloss units and bi-folding doors that open out to the garden—ideal for seamless indoor-outdoor living.

The living room is light and airy, with wood flooring, a large front-facing window, and the added bonus of air conditioning. A sliding door connects to a bright garden room, perfect as a dining area or additional lounge, complete with French doors leading to the patio. Upstairs you'll find four generously sized bedrooms, including one with a wall of fitted wardrobes. The stylish family bathroom includes a bath, separate shower, hand basin, and WC.

The outdoor space is thoughtfully laid out in three distinct zones: a front area with slate and mature hedges, a central lawn surrounded by patio and planting, and a private enclosed section—ideal for gardening, pets, or a children's play space.

Further benefits include a double garage with electric roller door, EV charging point, and a driveway offering plenty of parking. The property is also equipped with 16 solar panels, generating approximately £1,100 per year, offering both eco-friendly living and potential savings.

Viewings are highly recommended to fully appreciate everything this fantastic home has to offer.











Tenure: Freehold  
East Riding of Yorkshire Council  
Band: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

4.91 x 1.99 (16'1" x 6'6")

Front entrance door and window to front.

Tiled floor, radiator, stairs to first floor and under stairs cupboard.

### WC

1.56 x 0.92 (5'1" x 3'0")

Window to front.

Suite comprising WC and wash hand basin.

### KITCHEN

5.94 x 3.39 (19'5" x 11'1")

Bi folding doors to rear.

Fitted with modern gloss units, with integrated oven with hob and extractor fan over, central island with sunken Belfast sink. 2x vertical radiators.

### SITTING ROOM

5.98 x 3.24 (19'7" x 10'7")

Window to front, doors to conservatory.

Air conditioning unit and wall mounted electric fire.

### CONSERVATORY

4.23 x 4.19 (13'10" x 13'8")

Windows to side and rear elevations, doors to side.

Radiator.

### LANDING

Window to front.

Airing cupboard and access to loft.

### BEDROOM ONE

3.47 x 3.33 + wardrobes (11'4" x 10'11" + wardrobes)

Window to rear.

Fitted wardrobes to one wall, radiator.

### BEDROOM TWO

3.07 x 3.00 (10'0" x 9'10")

Window to rear.

Radiator.

### BEDROOM THREE

3.27 x 2.46 (10'8" x 8'0")

Window to front.

Radiator.

### BEDROOM FOUR

2.62 x 2.24 (8'7" x 7'4")

Window to rear.

Radiator.

## BATHROOM

2.28 x 1.67 min (7'5" x 5'5" min)

Window to front.

Suite comprising panelled bath, low flush WC, wash hand basin and shower cubicle. Radiator and extractor fan.

## OUTSIDE

### DOUBLE GARAGE

6.47 x 5.22 (21'2" x 17'1")

Electric up and over door, power and light. Personnel door to rear and window to side.

## ADDITIONAL INFORMATION

### SERVICES

LPG, mains electricity and drainage. Telephone connection subject to renewal by British Telecom.

### APPLIANCES

None of the appliances have been tested by the agent.

### BROADBAND

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

### MOBILE

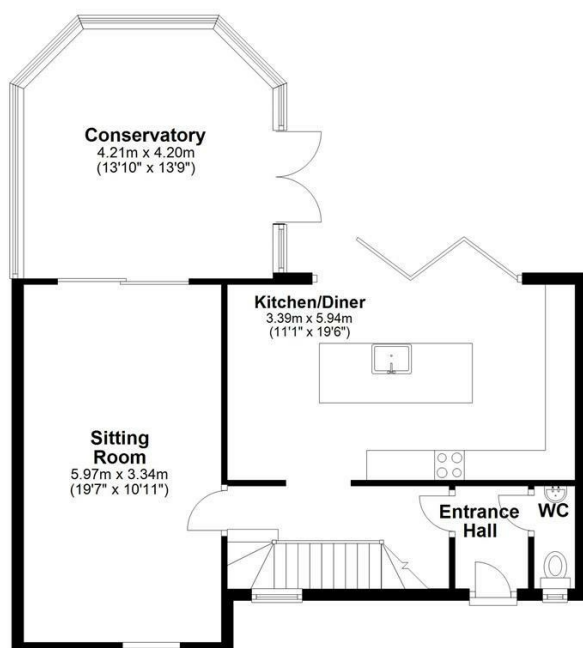
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### REFERRAL FEES

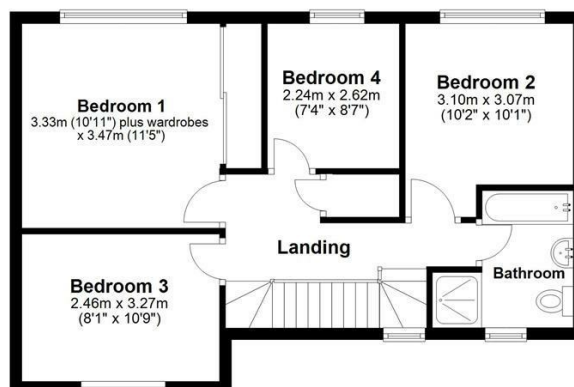
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



### Ground Floor



### First Floor



Total area: approx. 118.0 sq. metres (1270.6 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>

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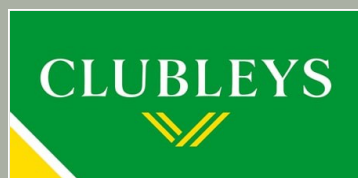
#### MORTGAGES

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>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	70	75
EU Directive 2002/91/EC		