



39, Wyles Way,  
Stamford Bridge, YO41 1SB  
£335,000





## ABOUT THE PROPERTY

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Situated in the sought after village of Stamford Bridge, this detached three-bedroom home provides an ideal blend of contemporary style, practicality, and comfort. With generously sized bedrooms and well-planned living space, it's perfectly suited to families, professionals, or anyone looking for a modern and attractive place to live.

The ground floor includes an entrance hall, guest WC, a comfortable sitting room, a spacious dining kitchen, and a separate utility room. Upstairs, you'll find three bedrooms, including a main bedroom with fitted wardrobes and its own en-suite shower room, along with a family bathroom featuring a three-piece suite.

Outside, the property benefits from a driveway offering parking for two cars and a fully enclosed rear garden, mainly laid to lawn, with a patio area directly behind the house.

Early viewing is highly advised.

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









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.

Laminate wood flooring, Stairs to first floor, radiator.

#### SITTING ROOM

5.42 x 3.21 (17'9" x 10'6")

Windows to front and side.

Laminate wood flooring, 2x radiators.

#### WC

1.46 x 0.89 (4'9" x 2'11")

Low flush WC and pedestal hand basin.

Fully tiled walls, radiator and extractor fan.

#### DINING KITCHEN

5.46 x 2.92 (17'10" x 9'6")

Windows to front and side. French doors to side.

Wall and base units comprising working surfaces, stainless steel sink unit, integral appliances including oven with gas hob and extractor fan over, fridge freezer and dishwasher.

#### UTILITY

1.71 x 1.67 (5'7" x 5'5")

Door to rear.

Wall and base units comprising working surfaces, space for washing machine and tumble dryer. Cupboard housing gas fired central heating boiler, under stairs cupboard.

### FIRST FLOOR

#### LANDING

Window to rear.

Storage cupboard and access to loft.

#### MASTER BEDROOM

3.74 + wardrobes x 3.11 (12'3" + wardrobes x 10'2")

Window to front.

Fitted wardrobes to one wall, radiator.

#### EN SUITE

1.82 max x 1.72 max (5'11" max x 5'7" max)

Window to front.

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

#### BEDROOM TWO

3.33m x 2.90m (10'11" x 9'6")

Window to front.

Fitted cupboard and radiator.

#### BEDROOM THREE

2.73 x 2.25 (8'11" x 7'4")

Window to side.

Radiator.

#### BATHROOM

1.98 x 1.66 (6'5" x 5'5")

Window to front.

Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Fully tiled walls, ladder style towel rail and extractor fan.

### OUTSIDE

Externally, the property offers a driveway with off road parking for two vehicles and a fully enclosed garden which is mainly laid to lawn, with a patio seating area immediately beyond the house.

### ADDITIONAL INFORMATION

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

### SERVICES

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

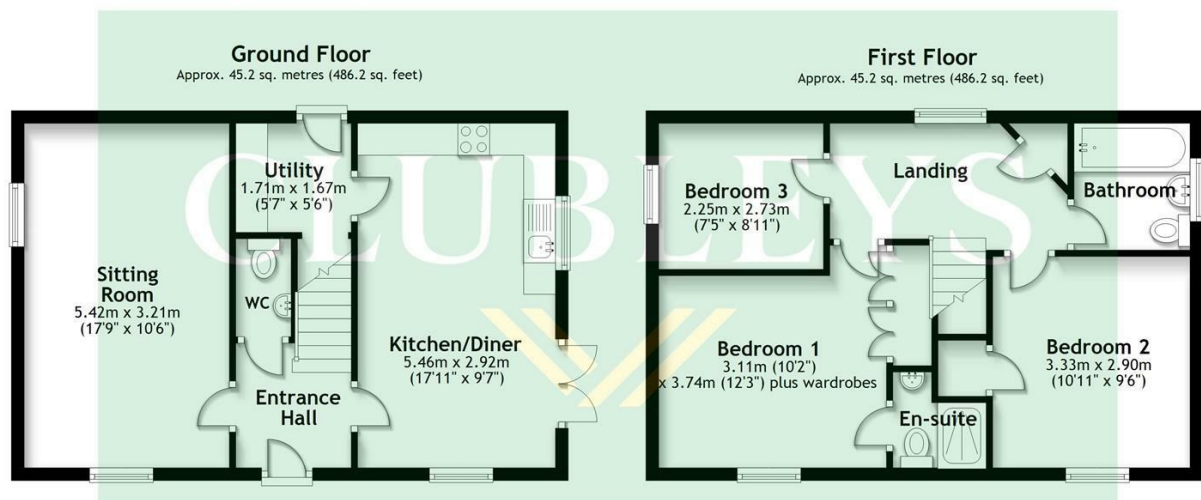
### APPLIANCES

None of the above appliances have been tested by the Agent.

### COUNCIL TAX & TENURE

The property is Freehold. East Riding of Yorkshire Council - Band D





Total area: approx. 90.3 sq. metres (972.4 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.

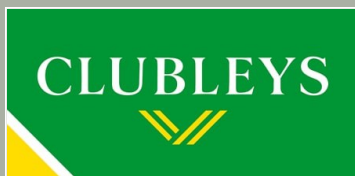
#### MORTGAGES

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](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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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

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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.