

2, Bridlington Road,  
Stamford Bridge, YO41 1HA  
£425,000



## ABOUT THE PROPERTY

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A well-loved and extended family home, offered to the market and occupying a generous and highly sought-after plot. Ideally located just a short walk from the village square, the property enjoys a good degree of privacy and a pleasant, established setting.

The ground floor offers spacious and versatile accommodation, beginning with an entrance hall with stairs rising to the first floor. The main living space is a generous through living room with dual aspect windows, allowing for plenty of natural light, and leading into a sun room overlooking the rear garden. The kitchen provides ample working and storage space, and leads through to a separate dining room. This layout offers flexibility to suit a range of needs.

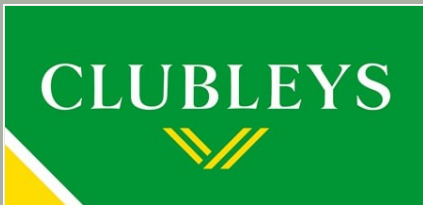
To the first floor are four well-proportioned bedrooms, including an extended principal bedroom which benefits from an en suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with its overall plot size and outdoor space. To the front there is ample off-road parking leading to a single garage. The rear garden is fully enclosed and features a shed, greenhouse, a lawned area, established planting, and a variety of seating spaces. A notable addition is the garden room, offering a versatile space suitable for a home office, gym, or additional living area.

Overall, this is a spacious and well-cared-for home in a desirable village location, offering comfortable living with plenty of flexibility for a range of buyers.







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### ENTRANCE HALL

Door to front.

Stairs to first floor and wood flooring.

#### SITTING ROOM

6.55 + bay x 3.02 (21'5" + bay x 9'10")

Bay window to front and arch window to side.

Log burner and 2x radiators.

#### DINING ROOM

3.67 x 2.62 extending to 2.95 (12'0" x 8'7" extending to 9'8")

Window to front.

Wood flooring and radiator.

#### KITCHEN

5.53 max x 3.93 max (18'1" max x 12'10" max)

Door and window to rear.

Fitted with a range of wall and base units comprising of oak working surfaces, 1 1/2 bowl sink unit, space for washing machine and dryer, space for fridge freezer and dishwasher. Integrated eye level double oven and combi microwave and grill and hob. Wall mounted gas fired central heating boiler, laminate wood flooring and radiator.

#### WC

1/73 x 1.25 (3'3"/239'6" x 4'1")

Suite comprising low flush WC and wash hand basin set in vanity unit. laminate wood flooring and radiator.

#### SUN ROOM

2.65 x 2.44 (8'8" x 8'0")

Window to rear and sliding door to side.

Radiator.

### FIRST FLOOR

#### LANDING

Loft access.

#### BEDROOM ONE

5.55 max x 3.49 narrowing to 2.29 (18'2" max x 11'5" narrowing to 7'6")

Windows to side and rear.

Wardrobes to one wall, radiator.

#### EN SUITE

2.39 x 1.10 (7'10" x 3'7")

Window to side.

Suite comprising low flush WC and wash hand basin set in vanity units and shower cubicle. Linoleum flooring, aqua wall boarding, chrome ladder style radiator and extractor fan.

#### BEDROOM TWO

3.84 max x 3.70 (12'7" max x 12'1")

Window to front.

Radiator.

#### BEDROOM THREE

3.73 x 3.55 max (12'2" x 11'7" max)

Window to front.

Over stairs cupboard, radiator.

#### BEDROOM FOUR

2.82 x 2.71 (9'3" x 8'10")

Window to side.

Radiator.

#### BATHROOM

2.31 x 1.86 (7'6" x 6'1")

Suite comprising low flush WC, wash hand basin set in vanity unit, panelled bath with shower over, aqua wall boarding, chrome ladder style radiator and extractor fan.

#### OUTSIDE

To the front there is ample off-road parking leading to a single garage. The rear garden is fully enclosed and features a shed, greenhouse, a lawned area, established planting, and a variety of seating spaces.

#### GARDEN ROOM

5.75 x 4.75 (18'10" x 15'7")

Windows to front and sides, sliding doors to front.

Fully plastered and insulated, power, lighting and laminate wood flooring.

### ADDITIONAL INFORMATION

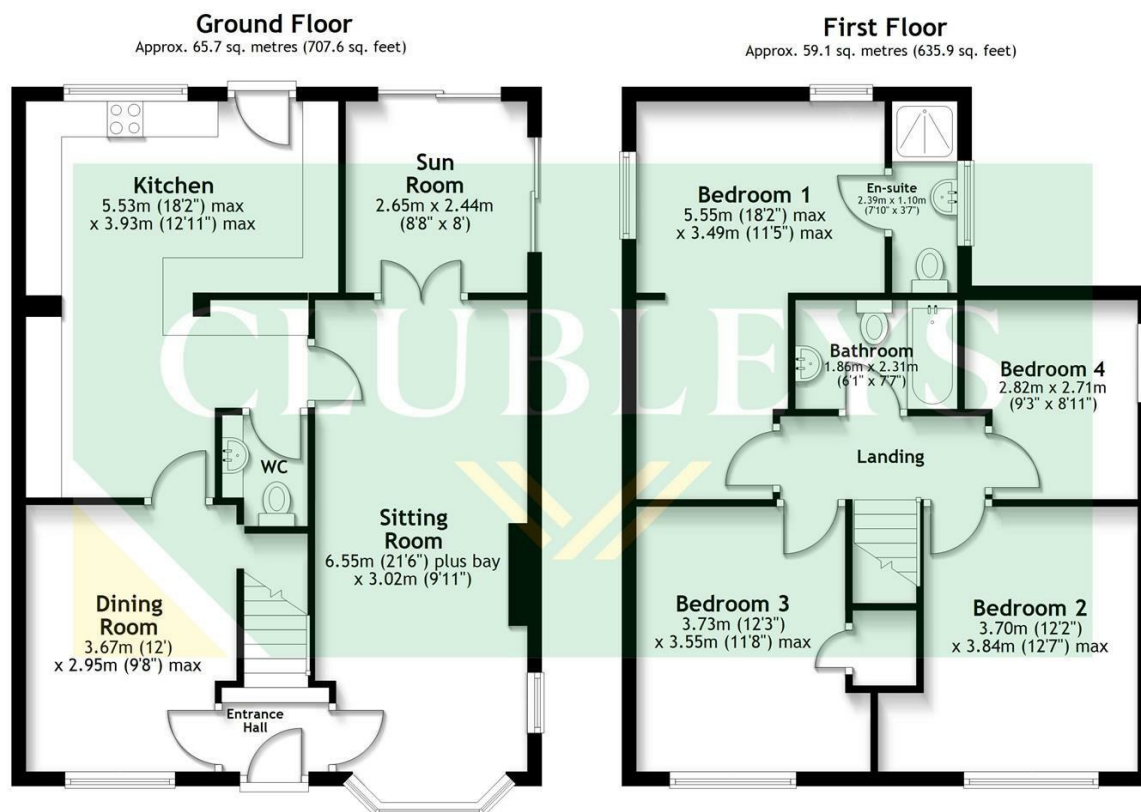
#### SERVICES

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

#### APPLIANCES

None of the appliances have been tested by the agent.





Total area: approx. 124.8 sq. metres (1343.5 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.

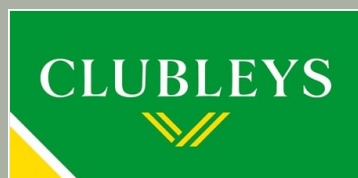
#### MORTGAGES

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                                 |         | 97                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      |                         |
| (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.