

7, Furlands Grove,  
Stamford Bridge, YO41 1FR  
£275,000



## ABOUT THE PROPERTY

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Situated on the highly desirable Godwin Vale development and only a short stroll from the village facilities, this impressive three-bedroom home is now available to the market.

The entrance hall includes a generous storage cupboard and opens into a bright, open-plan living space. The contemporary kitchen has been finished to an excellent standard, complete with integrated appliances including an eye-level oven with plate warmer, microwave, fridge freezer and gas hob with extractor above. On the ground floor there is an additional cupboard offering plumbing and space for a washing machine and dryer, plus a large cloakroom with WC and wash hand basin. The sitting area enjoys a pleasant outlook over the rear garden, with bi-folding doors providing direct access. Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom benefits from its own en-suite and fitted wardrobe, and there is also a family bathroom serving the remaining bedrooms.

Externally, the property provides parking for two vehicles, and the rear garden has been thoughtfully landscaped by the current owners. It features mature planting, a generous decked area for entertaining, as well as lawn and a side access gate. Early viewing is strongly advised to appreciate everything this fantastic home has to offer.

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







#### ENTRANCE HALL

1.89m x 1.34m (6'2" x 4'4")

Front entrance door.

Storage cupboard, radiator.

#### OPEN PLAN LIVING

Stairs to first floor with under stairs cupboard housing space for washing machine and dryer. Radiator.

#### KITCHEN AREA

4.14m x 2.39m extending to 4.93m (13'6" x 7'10" extending to 16'2")

Window to front.

Fitted with wall and floor units comprising working surfaces, stainless steel sink unit, integrated appliances to include an eye level oven with plate warmer, microwave, fridge freezer, and gas hob with extractor fan over. Radiator and tiled floor.

#### LIVING AREA

4.99 x 3.30 (16'4" x 10'9")

Bi folding doors to rear.

Radiator.

#### WC

Low flush WC and wash hand basin.

Fully tiled walls and radiator.

#### LANDING

Airing cupboard housing gas fired central heating boiler. Access to loft, radiator.

#### MASTER BEDROOM

3.72 x 2.73 (12'2" x 8'11")

Window to rear.

Fitted wardrobes, radiator.

#### EN SUITE SHOWER ROOM

2.30 x 1.41 (7'6" x 4'7")

Suite comprising low level WC, wash hand basin set in vanity unit, walk in shower with waterfall shower head and attachment. Tiled walls, extractor fan, chrome ladder style towel rail.

#### BEDROOM TWO

3.14 extending to 4.79 x 2.73 (10'3" extending to 15'8" x 8'11")

Window to front.

Radiator.

#### BEDROOM THREE

2.83 x 2.11 (9'3" x 6'11")

Window to front.

Radiator.

#### BATHROOM

2.10 x 2.04 (6'10" x 6'8")

Window to rear.

Suite comprising low level WC, wash hand basin set in vanity unit, bath with waterfall shower head and attachment. Tiled walls, extractor fan, chrome ladder style towel rail.

#### GARDENS

Externally, the property provides parking for two vehicles, and the rear garden has been thoughtfully landscaped by the current owners. It features mature planting, a generous decked area for entertaining, as well as lawn and a side access gate.

#### ADDITIONAL INFORMATION

There is a maintenance charge payable, please ask the office for further information.

#### SERVICES

Mains Gas, Water, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom

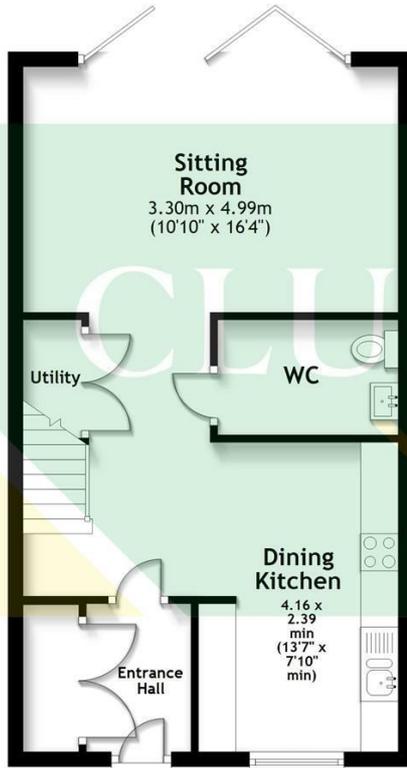
#### APPLIANCES

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



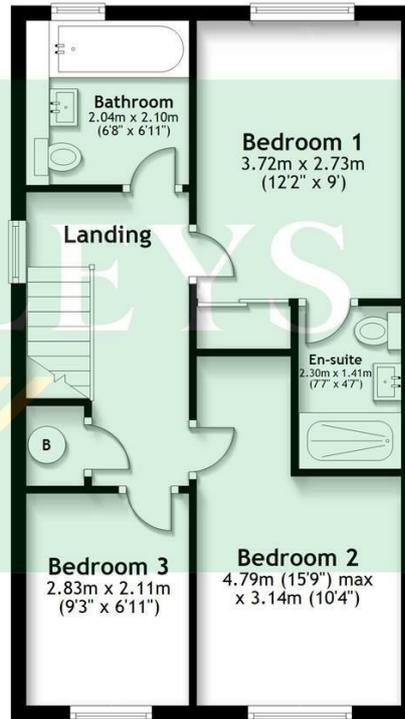
### Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



### First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 92.5 sq. metres (996.1 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		96
(81-91)	B	85	
(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.