



ABOUT THE PROPERTY

Modern Five-Bedroom Detached Family Home – Immaculately Presented Throughout

This beautifully presented and spacious five-bedroom detached family home offers contemporary living arranged over well-designed accommodation. The property welcomes you with a bright and inviting entrance hallway, leading to a generous living room ideal for relaxing or entertaining. To the rear, there is a stylish modern open-plan fitted kitchen and dining area, providing the perfect family hub with ample space for cooking, dining and socialising. Additional ground-floor benefits include a separate utility room and a convenient downstairs WC. Upstairs, the property boasts five well-proportioned bedrooms, the master benefitting from a modern en-suite shower room. A contemporary family bathroom completes the first-floor accommodation. Externally, the home enjoys a fantastic-sized, low-maintenance rear garden, ideal for outdoor dining and family use. Further benefits include a garage and a driveway providing ample off-street parking.

Ideally located in a popular residential area, the property is close to a wide range of local amenities, including shops, well-regarded schools, and excellent transport links, making it perfect for families and commuters alike.

The property is freehold. Council tax Band E - City of York Council.





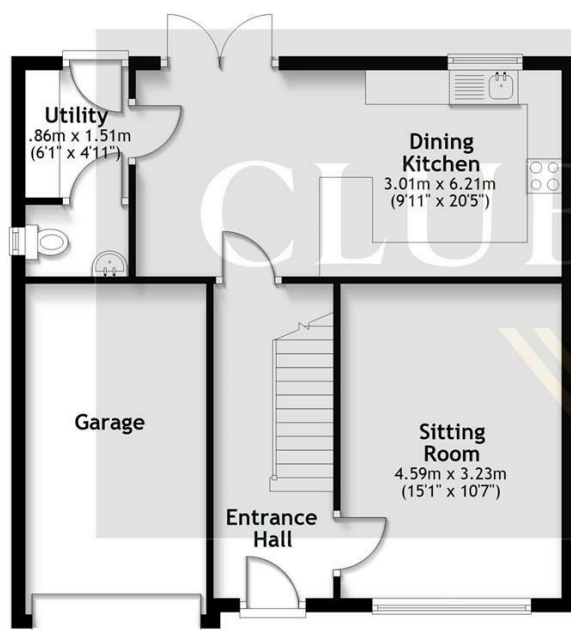
CLUBLEYS



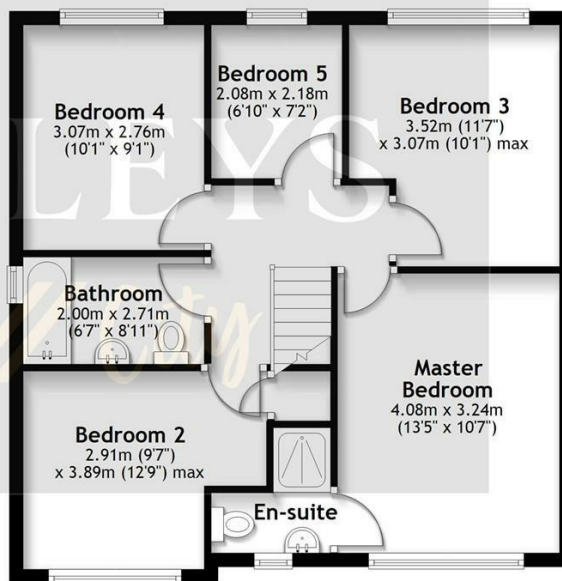
Tenure: Freehold
City of York Council - Band E
Band: E



Ground Floor



First Floor

**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.

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.

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.

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8 The Square, Stamford Bridge, York,
YO41 1AF
01904 202544
york@clubleys.com
clubleys.com/city

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

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.