1, John Ward Close, Stamford Bridge, YO41 1PY
Chain Free £400,000







We are delighted to welcome to the market this immaculate four bedroom detached home, benefiting from fabulous open views to the rear and having been well maintained throughout.

The accommodation briefly comprises a spacious entrance hall, downstairs WC, utility room, kitchen, two versatile reception rooms offering excellent flexibility for modern living and a conservatory enjoying pleasant views over the rear garden and surrounding countryside.

Upstairs there are four well-proportioned bedrooms, one of which benefits from an en-suite shower room, along with a family bathroom.

Externally, to the front of the property there is a garden and a driveway providing off-road parking and access to the single garage. To the rear, the property boasts a delightful garden with open countryside views, creating a peaceful and private outdoor space.

Offered to the market with no onward chain.

Tenure: Freehold
East Riding of Yorkshire Council
BAND: E

ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door and window.
Under stairs cupboard, double radiator and stairs to first floor.
Ceiling coving.

DINING ROOM
3.55 x 3.45 (11'8" x 11'4")
Window to front elevation.
Double radiator and ceiling coving.

DOWNSTAIRS WC
Low flush WC, pedestal hand basin with tile splash back and laminate wood effect flooring.

UTILITY ROOM
1.99 x 1.57 (6'6" x 5'2")
Window to side elevation.
Space for washing machine.
Radiator.

KITCHEN
3.23 x 3.13 (10'7" x 10'3")
Window to rear elevation and door to side.
Fitted with a range of wall and floor units including eye level double oven, 4 ring gas hob, sink unit and work surfaces.

SITTING ROOM
5.46 x 3.55 (17'11" x 11'8")
Coal effect gas fire in marble fire place and wood surround.
Sliding doors leading to the conservatory.
Double radiator.

CONSERVATORY
3.85 x 3.35 (12'8" x 11'0")
Double radiator.
Double doors leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
Loft access.
Cupboard housing gas fired central heating boiler.

BEDROOM ONE
4.17 x 3.53 (13'8" x 11'7")
Window to rear elevation with views towards the Wolds.
Radiator and ceiling coving.

EN-SUITE SHOWER
Window to side elevation.
Shower cubicle, wash hand basin, low flush WC.
Radiator, part tiled walls and tiled flooring.

BEDROOM TWO
3.54 x 3.47 (11'7" x 11'5")
Window to front elevation.
Radiator.

BEDROOM THREE
3.14 x 2.46 (10'4" x 8'1")
Window to rear elevation.
Radiator.

BEDROOM FOUR
2.88 x 2.09 (9'5" x 6'10")
Window to front elevation.
Storage cupboard and radiator.

BATHROOM
2.39 x 2.05 (7'10" x 6'9")
Window to rear elevation.
Panelled bath with mixer tap shower attachment, wash hand basin and low flush WC.
Radiator, tiled floor and part tiled walls.

OUTSIDE
To the front of the property there is a garden which is mainly laid to lawn, and driveway leading to the single garage.
To the rear there is a pleasant garden with mature shrubs and patio area, enjoying views over open countryside.

GARAGE
5.47 x 2.51 (17'11" x 8'3")
Electric up and over door, power and light, rear personnel door and outside tap.

ADDITIONAL INFORMATION

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

APPLIANCES
None of the appliances have been checked by the Agents.

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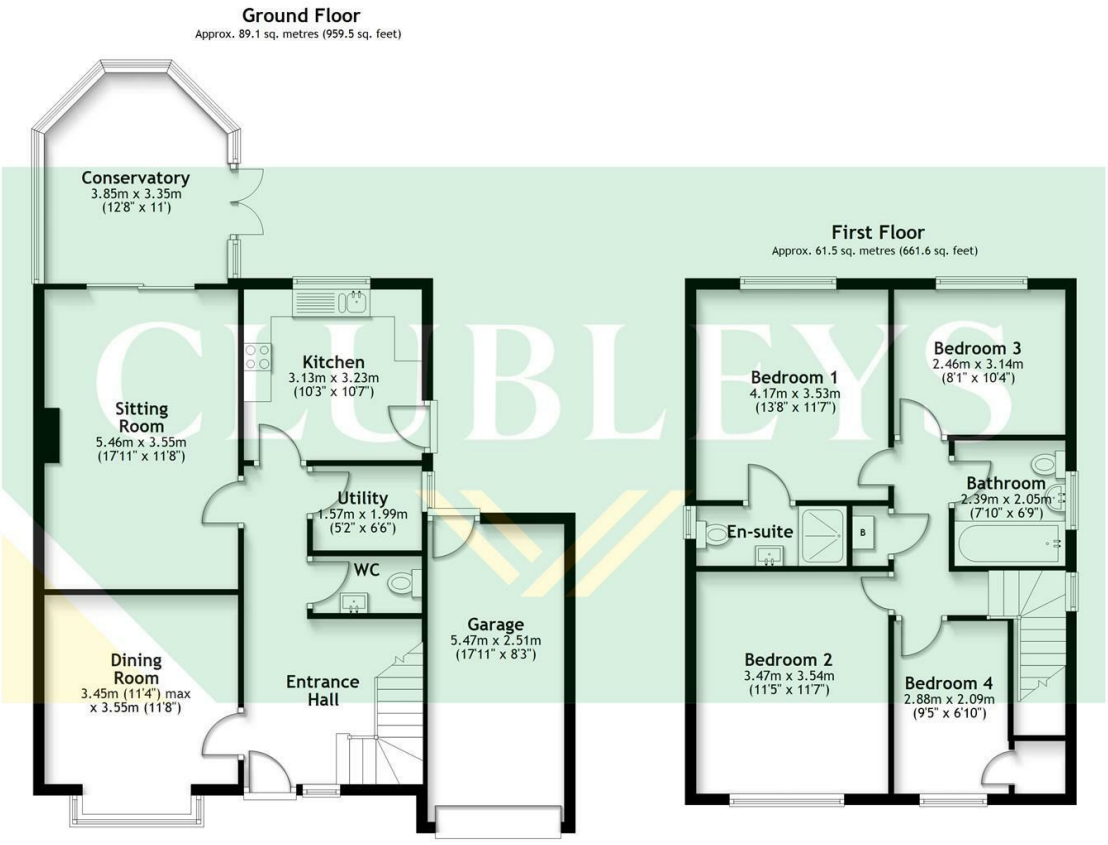












Total area: approx. 150.6 sq. metres (1621.0 sq. feet)

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.

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.

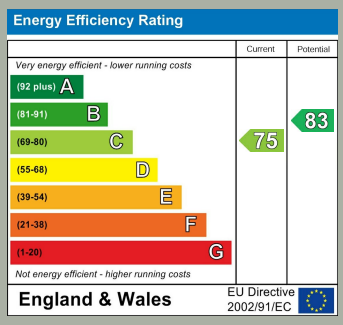
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

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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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.