28, Furlong Road, Stamford Bridge, YO41 1PX

£405,000







Looking for a spacious family home where you can simply move in and settle down? This immaculately presented four-bedroom detached property, situated on a highly regarded development in the historic village of Stamford Bridge, offers generous accommodation, modern interiors and a practical layout ideal for family living.

Step inside to discover a welcoming entrance hall with a convenient downstairs WC. The spacious sitting room features an attractive bay window overlooking the front garden and opens through to a separate dining area, creating a lovely space for both everyday family life and entertaining. Overlooking the rear garden, the dining room enjoys plenty of natural light, while the modern fitted kitchen offers a bright and airy space with generous work surfaces for cooking and food preparation.

Upstairs, you'll find four generously sized bedrooms, providing plenty of flexibility for growing families, guests or those working from home. The principal bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining three bedrooms.

Outside, the property continues to impress with a beautifully maintained front lawn and driveway leading to the integral garage, providing off-street parking and useful storage. Gated side access leads to the fully enclosed rear garden, which is mainly laid to lawn with a paved patio seating area, offering an attractive space for outdoor dining, relaxing or family activities.

With its immaculate presentation, generous proportions, four bedrooms and desirable village setting, this impressive detached home offers an excellent opportunity for buyers seeking a well-maintained property with space for the whole family.

Tenure: Freehold
East Riding of Yorkshire Council
BAND: E

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL
5.49 x 1.68 (18'0" x 5'6")
Front entrance door.
Stairs to first floor with understairs cupboard, radiator.

WC
2.55 x 0.91 (8'4" x 2'11")
Window to side.
Suite comprising low flush WC and wash hand basin, both set in matching vanity units. Radiator.

SITTING ROOM
5.49 + bay x 3.57 (18'0" + bay x 11'8")
Bay window to front.
Coal effect gas fire set in Adams style surround, 2x radiators.
Opening to;-

DINING ROOM
3.57 x 3.58 (11'8" x 11'8")
French doors to rear.
Radiator.

KITCHEN
4.57 x 2.86 (14'11" x 9'4")
Door to rear, window to rear.
Wall and base units comprising working surfaces, 1 1/2 bowl ceramic sink unit, integral double oven and electric hob with extractor fan over. Space for washing machine. Radiator.

FIRST FLOOR

LANDING
Access to loft.

MASTER BEDROOM
3.63 + door recess x 3.57 + recess (11'10" + door recess x 11'8" + recess)
Window to front.
Radiator.

EN SUITE SHOWER ROOM
2.68 x 1.74 (8'9" x 5'8")
Window to side.
Suite comprising shower cubicle, low flush WC and wash hand basin set in vanity unit. Part tiled walls, extractor fan and radiator.

BEDROOM TWO
4.07 max x 3.64 (13'4" max x 11'11")
Window to front.
Storage cupboard housing hot water cylinder, radiator.

BEDROOM THREE
3.53 x 3.23 max (11'6" x 10'7" max)
Window to rear.
Radiator.

BEDROOM FOUR
2.99 x 2.63 (9'9" x 8'7")
Window to rear.
Radiator.

FAMILY BATHROOM
2.27 x 1.71 (7'5" x 5'7")
Window to rear.
Suite comprising panelled bath, wash hand basin and low flush WC set in vanity unit. Chrome ladder style towel rail, fully tiled walls and extractor fan.

OUTSIDE
Externally, the property offers a well manicured lawn to the front with a driveway leading to the integral garage. A side access gate leads to the rear, which is fully enclosed and mainly laid to lawn with a patio seating area immediately beyond the property.

GARAGE
5.07 x 2.78 (16'7" x 9'1")
Up and over door.
Power and light, wall mounted Ideal Classic gas boiler.

ADDITIONAL INFORMATION

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

TENURE & TAX BAND
Tenure: Freehold
East Riding of Yorkshire Council. Council Tax Band E

SERVICES
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the agent.

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

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

REFERRAL FEES
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.

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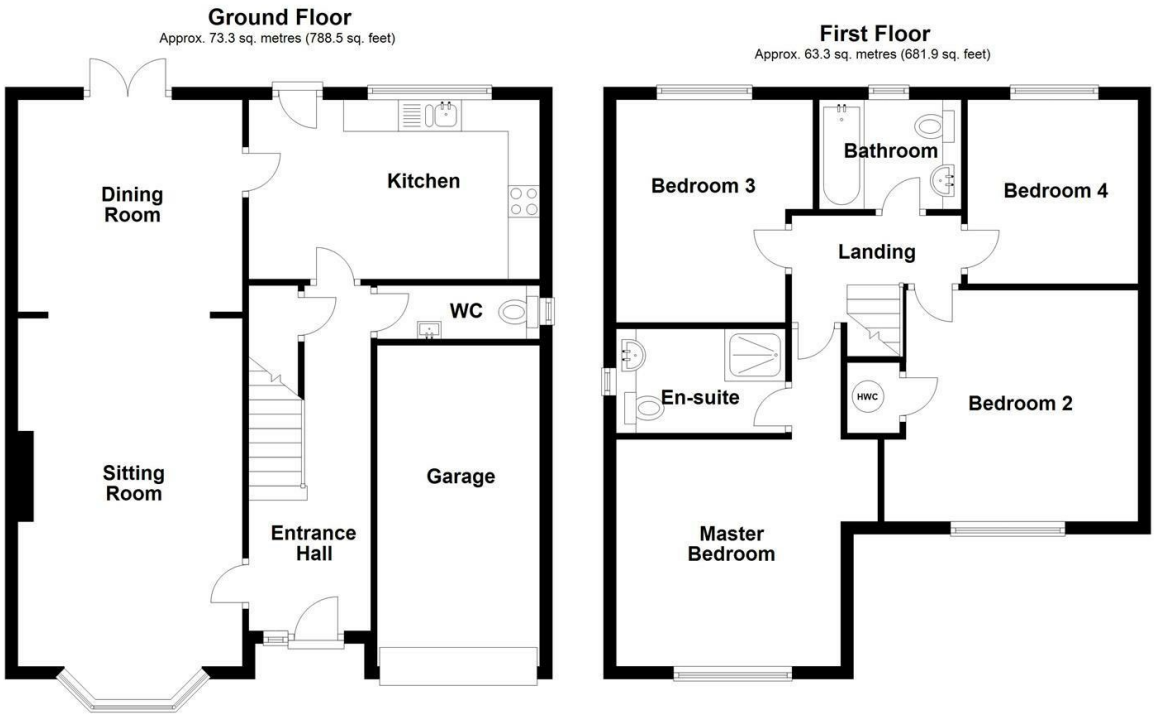








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 136.6 sq. metres (1470.4 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.

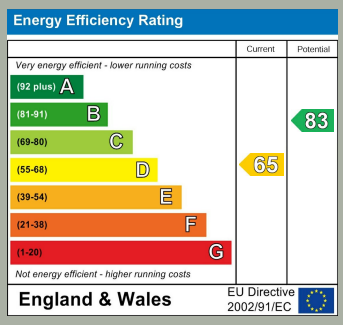
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.