CLUBLEYS

3, Harrisons Close, Stamford Bridge, YO41 1PP

£325,000

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ABOUT THE PROPERTY

Ideally positioned within easy reach of the local village amenities, this attractive three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors.

Upon entering the property, a generous and welcoming hallway leads through to the impressive open-plan kitchen dining area. The kitchen is well appointed with a range of integrated appliances, including an oven, hob and dishwasher, while bi-folding doors from the dining area open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. A useful rear entrance/utility area and separate WC complete the ground floor. On the first floor, there is a spacious sitting room, two bedrooms and a family bathroom. A further staircase rises to the second floor, where the principal bedroom enjoys its own private en-suite facilities.

Externally, the property offers ample off-road parking to the front, together with access to an integral garage equipped with power and lighting. Gated side access leads through to the rear garden, where a patio immediately adjoining the property provides an ideal space for outdoor seating and entertaining. Beyond this is a low maintainance artificial lawn.

Offering generous accommodation in a convenient location, this superb home is well worth viewing. Contact us today to arrange your appointment.

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Tenure: Freehold
East Riding of Yorkshire Council
Band: D

ENTRANCE HALL
Front entrance door, radiator, solid wood floor.

INTEGRAL GARAGE
5.00 x 2.96 (16'4" x 9'8")
Timber doors, power and light.

DINING KITCHEN
4.83 x 3.95 (15'10" x 12'11")
Fitted wall and base units, integrated eye level oven, 5 ring gas hob with extractor fan over, sink unit, integrated dishwasher, under stairs cupboard and radiator.

LIVING AREA
2.47 x 2.27 (8'1" x 7'5")
Bi-folding doors to rear.

REAR ENTRANCE / UTILITY
Door to rear, plumbing for washing machine, wall mounted gas central heating boiler, tiled floor and radiator.

WC
Opaque window to the rear, low flush WC, wash hand basin, tiled floor and radiator.

FIRST FLOOR LANDING

SITTING ROOM
4.85 x 3.98 (15'10" x 13'0")
Two windows to the front, recessed spot lights, solid wood flooring, radiator and electric fire.

BEDROOM TWO
3.94 x 2.32 (12'11" x 7'7")
Window to rear, radiator.

BEDROOM THREE
2.39 x 2.05 (7'10" x 6'8")
Window to rear, radiator.

BATHROOM
1.76 x 1.47 (5'9" x 4'9")
"p" shaped bath, low flush WC, wash hand basin, part tiled walls, tiled floor, radiator and extractor fan.

SECOND FLOOR

MASTER BEDROOM
5.96 x 3.39 (19'6" x 11'1")
Window to front, velux window to rear, radiator, eaves storage.

EN SUITE
5.95 x 1.67 (19'6" x 5'5")
Window to side, panelled bath with shower over, wash hand basin, low flush WC, storage units, tiled floor, part tiled walls, extractor fan. Storage cupboard

OUTSIDE
To the front there is a driveway providing ample off road parking, and a gate to the side providing access to the rear. To the rear garden there is a patio seating area immediately beyond the house, and a lawned garden with shrub boarders.

Total area: approx. 130.0 sq. metres (1399.1 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 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.

CLUBLEYS

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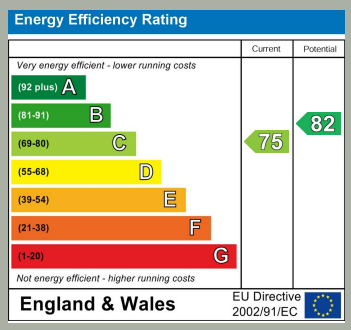

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.