CLUBLEYS

3, Harrisons Close, Stamford Bridge, YO41 1PP

£325,000







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ZOOPLA

ABOUT THE PROPERTY

Situated within easy reach of local village amenities, this attractive three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors. With a generous open-plan dining kitchen, separate sitting room and principal bedroom with en-suite, the property provides a practical layout suited to a variety of buyers.

A welcoming entrance hallway leads through to the impressive open-plan dining kitchen, a particular feature of the home. Fitted with a range of integrated appliances, including an oven, hob and dishwasher, the kitchen offers ample space for cooking and dining. Bi-folding doors open directly onto the rear garden, allowing plenty of natural light into the dining area and providing easy access to the outside space. A useful rear entrance/utility area and separate WC complete the ground floor.

On the first floor, a spacious sitting room provides a separate reception area, while two well-proportioned bedrooms offer flexibility for family members, guests or home working. A family bathroom completes this floor.

The second floor is dedicated to the principal bedroom, which benefits from its own en-suite facilities, providing a degree of separation from the remaining bedrooms.

Externally, the property enjoys ample off-road parking to the front, together with an integral garage equipped with power and lighting. Gated side access leads to the rear garden, which features a paved patio seating area and a low-maintenance artificial lawn.

Combining generous accommodation, a flexible three-storey layout and convenient access to village amenities, this well-presented townhouse offers an excellent opportunity for buyers seeking a spacious and practical home.

Viewing is highly recommended to appreciate the accommodation on offer.















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.

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.

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

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

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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.

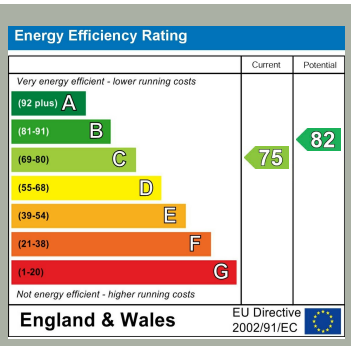
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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01759 373709
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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 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.