

3, Rosebery Wood,  
York, Stamford Bridge, YO41 1RE  
£595,000



## ABOUT THE PROPERTY

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Situated within a quiet cul-de-sac on a private development, this much-loved family home offers an exceptional amount of versatile living space, ideal for growing families.

The property welcomes you with an inviting entrance hall, complete with stairs rising to the first floor. To the front, there is a spacious sitting room, while to the rear a further reception room provides flexible living or entertaining space. In addition, the ground floor benefits from a dedicated study, a convenient WC, and a well-appointed fitted kitchen with ample space for a dining table. A separate utility room offers access to the integral double garage. A standout feature of the home is the bright and airy sun room, boasting a raised ceiling with attractive feature beams, windows to the side and rear, and French doors opening out to the garden. Upstairs, a generous landing leads to five well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from an en suite bathroom, while the second bedroom also enjoys its own en suite. The remaining bedrooms are served by a family bathroom, fitted with a luxurious Jacuzzi bath.

Externally, the property offers a driveway providing off-road parking, alongside a neatly maintained front lawn with mature shrubs. A gated side access leads to the fully enclosed rear garden, which is predominantly laid to lawn and enhanced by established shrubs and trees, as well as a patio seating area - perfect for outdoor entertaining.







**THE ACCOMMODATION COMPRISES:-**

**GROUND FLOOR**

**ENTRANCE HALL**

Front entrance door.  
Stairs to first floor with under stairs cupboard.  
Laminate wood flooring, radiator.

**WC**

1.70 x 1.15 (5'6" x 3'9")  
Suite comprising low flush WC and wash hand basin.  
Part tiled walls, tiled floor, extractor fan and radiator.

**SITTING ROOM**

5.29 x 3.80 (17'4" x 12'5")  
Window to front and side.  
Gas fire and radiator.

**DINING ROOM**

3.78 x 3.17 (12'4" x 10'4")  
French doors to rear.  
Electric fire and radiator.

**STUDY**

2.30 x 2.10 (7'6" x 6'10")  
Window to rear.  
Radiator.

**KITCHEN**

5.14 x 3.21 (16'10" x 10'6")  
French doors and window to rear.  
Fitted kitchen with wall and base units comprising of granite working surfaces, ceramic sink unit, range style oven with extractor fan over, integrated dishwasher and space for American style fridge freezer. Tiled flooring and radiator.

**UTILITY**

3.86 x 1.74 (12'7" x 5'8")  
Door to side.  
Wall and base units with working surfaces and space for washing machine and tumble dryer.  
Tiled floor and radiator. Door to:-

**DOUBLE GARAGE**

5.51 x 5.41 (18'0" x 17'8")  
2x up and over doors to front, window to side.  
Power and light.

**SUN ROOM**

4.45 x 2.62 extending to 3.58 (14'7" x 8'7" extending to 11'8")  
French doors to side, windows to side and rear.  
Vaulted ceiling with feature beams, laminate wood flooring and radiator.

**FIRST FLOOR**

**LANDING**

Window to front.  
Airing cupboard housing hot water cylinder, radiator, loft access.

**MASTER BEDROOM**

5.50 x 5.39 (18'0" x 17'8")  
2x windows to front.  
2x radiators.

**EN SUITE**

2.95 x 1.70 (9'8" x 5'6")  
Window to side.  
Four piece suite comprising of a panelled bath, step in shower cubicle, wash hand basin set in vanity unit and low flush WC.  
Tiled flooring, part tiled walls, chrome ladder style towel rail and extractor fan.

**BEDROOM TWO**

4.20 + door recess x 3.34 (13'9" + door recess x 10'11")  
Window to rear.  
Radiator.

**EN SUITE**

1.67 x 1.61 (5'5" x 5'3")  
Three piece suite comprising of a step in shower cubicle, pedestal wash hand basin and low flush WC. Part tiled walls, radiator and extractor fan.

**BEDROOM THREE**

3.78 x 3.28 (12'4" x 10'9")  
Window to rear.  
Radiator.

**BEDROOM FOUR**

3.78 x 3.11 (12'4" x 10'2")  
Window to front.  
Radiator.

**BEDROOM FIVE**

101.80m x 67.97m (334 x 223)  
Window to rear.  
Radiator.

**FAMILY BATHROOM**

3.77 x 2.08 (12'4" x 6'9")  
Window to side.  
Four piece suite comprising of a large jacuzzi bath, step in shower cubicle, pedestal wash hand basin and low flush WC.  
Tiled flooring, tiled walls, chrome ladder style towel rail and extractor fan.

**OUTSIDE**

Externally, the property offers a driveway to the front providing off road parking and a lawned garden with mature shrubs. A gate provides side access to the rear garden which is fully enclosed, mainly laid to lawn with mature shrubs and trees and a patio seating area.

**ADDITIONAL INFORMATION**

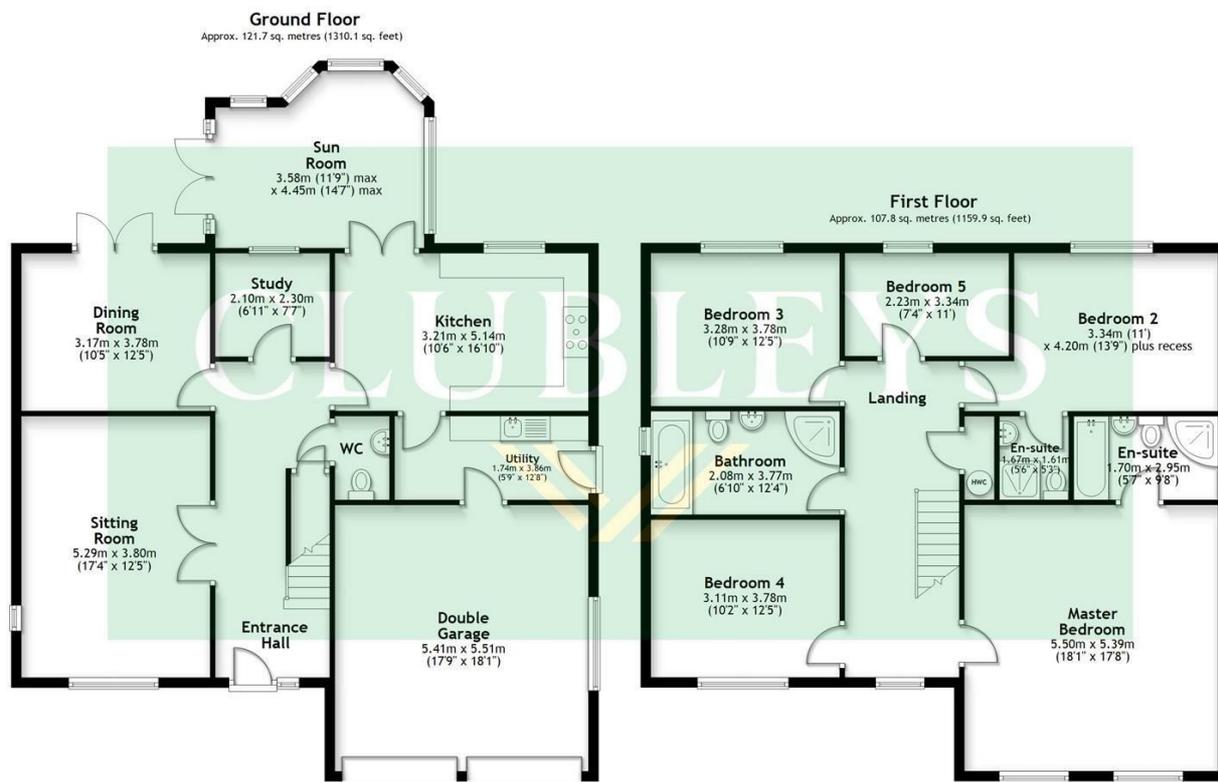
**SERVICES**

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

**APPLIANCES**

None of the appliances have been tested by the agent.





Total area: approx. 229.5 sq. metres (2470.1 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.

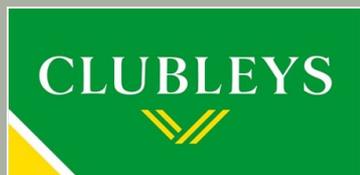
#### MORTGAGES

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](mailto: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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.