



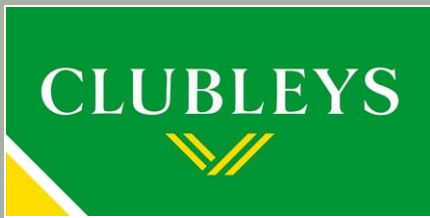
33, Godwins Way,
Stamford Bridge, YO41 1DA
£350,000



Situated on the highly regarded Godwins Way development, built by reputable builders George Blades & Sons renowned for their quality homes, this attractive link-detached family home offers spacious and well-proportioned accommodation presenting an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Occupying a pleasant position the property enjoys a practical layout comprising an entrance hall, generous bay-fronted sitting room, separate dining room with sliding doors opening onto the rear garden, fitted kitchen, useful utility room, ground floor WC and an integral garage. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-street parking, an integral garage and an enclosed rear garden with mature planting, offering a good degree of privacy and an ideal space for family life and outdoor entertaining.

An excellent opportunity to acquire a spacious family home in a highly sought-after location, offering enormous potential to update and create a wonderful long-term home.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: E

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Stairs to first floor and radiator.

SITTING ROOM

3.72 (4.49 into bay) x 4.28 (12'2" (14'8" into bay) x 14'0")
Walk in bay window to front.
Gas fire, 2x radiators.

KITCHEN

3.78 x 2.78 (12'4" x 9'1")
Window to rear.
Fitted kitchen comprising of sink unit, integrated eye level oven, hob with extractor fan over. Space for dishwasher. Radiator.

UTILITY ROOM

2.66 x 1.47 (8'8" x 4'9")
Door and window to rear.
Base units with space for washing machine and sink unit. Wall mounted gas fired central heating boiler. Radiator. Access to loft space. Door to;-

INTEGRAL GARAGE

Electric up and over door to front.
Power and lighting.

DINING ROOM

3.76 x 2.96 (12'4" x 9'8")
Sliding doors to rear.
Radiator.

WC

Window to side.
Suite comprising low flush WC and wash hand basin.
Radiator.

FIRST FLOOR

LANDING

Feature arch window to side.
Storage cupboard.

MASTER BEDROOM

4.27 x 3.75 (14'0" x 12'3")
Window to front.
Radiator.

BEDROOM TWO

3.79 x 2.96 (12'5" x 9'8")
Window to rear.
Loft access and radiator.

BEDROOM THREE

3.34 x 2.80 (10'11" x 9'2")
Window to rear.
Radiator.

BATHROOM

2.36 x 1.70 (7'8" x 5'6")
Window to front.
Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Part tiled walls and radiator.

ADDITIONAL INFORMATION

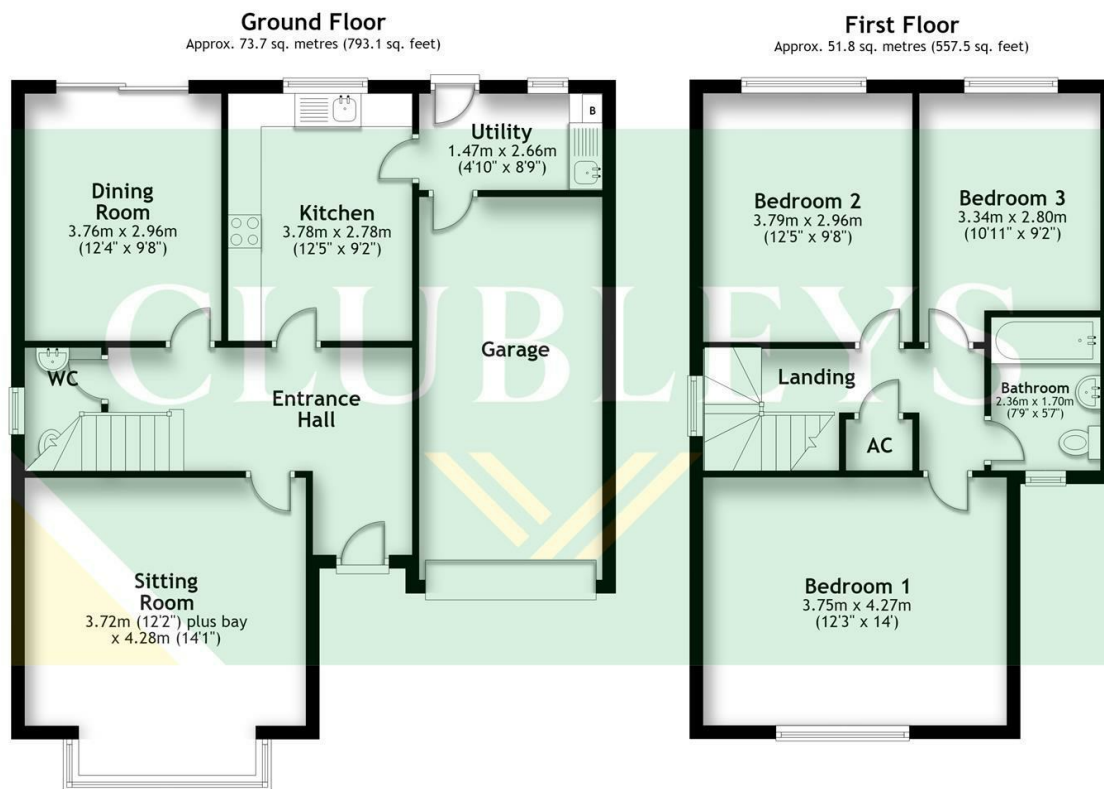
SERVICES

Gas fired central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.





Total area: approx. 125.5 sq. metres (1350.6 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

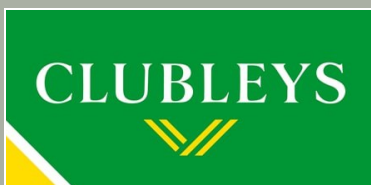
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.