14, Long Moor Chase, York, Stamford Bridge, YO41 1SJ
Chain Free £425,000







PRICED TO SECURE A SWIFT SALE | NO ONWARD CHAIN | EXCELLENT VALUE FOR POPULAR 'HOLDEN' LAYOUT

Situated within a cul de sac position and not overlooked to the front, this 'Holden' design built by David Wilson homes offers over 1500 sq ft of superb accommodation.

Step inside to be welcomed by a spacious entrance hall providing access to a sitting room with bay to the front, study, cloakroom/WC, and the fabulous open plan dining kitchen to the rear, with fully integrated appliances. There is also a utility room, which provides further access to the rear garden. To the first floor there are four bedrooms, all of which are double in size. The master bedroom is serviced by an en suite shower and fitted wardrobes, and there is a family bathroom with a four piece suite.

Externally, the property offers a driveway leading to the single garage which benefits from power and light. To the rear, there is a fully enclosed garden which benefits from a fabulous patio seating area that stretches across the width of the garden, summerhouse and hot tub (also included within the sale), mature planting and a low maintenance artificial lawn.

We strongly recommend an internal viewing at your earliest convenience to avoid disappointment.

Tenure: Freehold
East Riding of Yorkshire Council
BAND: F

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL
Front entrance door.
Inset doormat, radiator.

SITTING ROOM
5.38 x 3.70 (17'7" x 12'1")
Bay window to front.
TV aerial point, 2x radiators.

STUDY
2.83 x 2.36 (9'3" x 7'8")
Window to front.
Internet point, radiator.

WC
1.56 x 1.50 (5'1" x 4'11")
Opaque window to side.
Suite comprising low flush WC and wash hand basin. Part tiled walls, radiator. Under stairs cupboard.

DINING KITCHEN
6.12 x 4.32 max (20'0" x 14'2" max)
Windows to rear, French doors to rear.
Wall and floor units comprising working surfaces, sink unit, integrated appliances including eye level double oven, hob with extractor fan over, dishwasher and fridge freezer. Radiator.

UTILITY ROOM
2.52 x 1.58 (8'3" x 5'2")
Door to rear.
Wall and floor units, sink unit, space for washing machine and dryer. Wall mounted gas fired central heating boiler, radiator.

FIRST FLOOR

LANDING
Window to side.
Loft access, airing cupboard housing hot water cylinder, radiator.

MASTER BEDROOM
Window to front.
Fitted wardrobes, radiator.

EN SUITE
2.19 x 1.39 (7'2" x 4'6")
Opaque window to side.
Suite comprising enclosed shower, low flush WC and wash hand basin. Fully tiled walls, extractor fan, chrome ladder style towel rail.

BEDROOM TWO
3.80 x 3.10 (12'5" x 10'2")
2x windows to rear.
Radiator.

BEDROOM THREE
4.10 x 2.82 (13'5" x 9'3")
2x windows to front
Radiator.

BEDROOM FOUR
3.12 x 2.27 (10'2" x 7'5")
Window to rear.
Radiator.

FAMILY BATHROOM
2.72 x 2.29 (8'11" x 7'6")
Opaque window to rear.
Suite comprising enclosed shower, bath with mixer tap, low flush WC and wash hand basin. Part tiled walls, extractor fan, chrome ladder style towel rail.

GARAGE
5.32 x 2.79 (17'5" x 9'1")
Up and over door, power and light. Eaves storage.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

DRAFT PARTICULARS
Please note these particulars have not yet been approved by the seller.

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 Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

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

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.

rightmove
ZOOPLA

clubleys.com





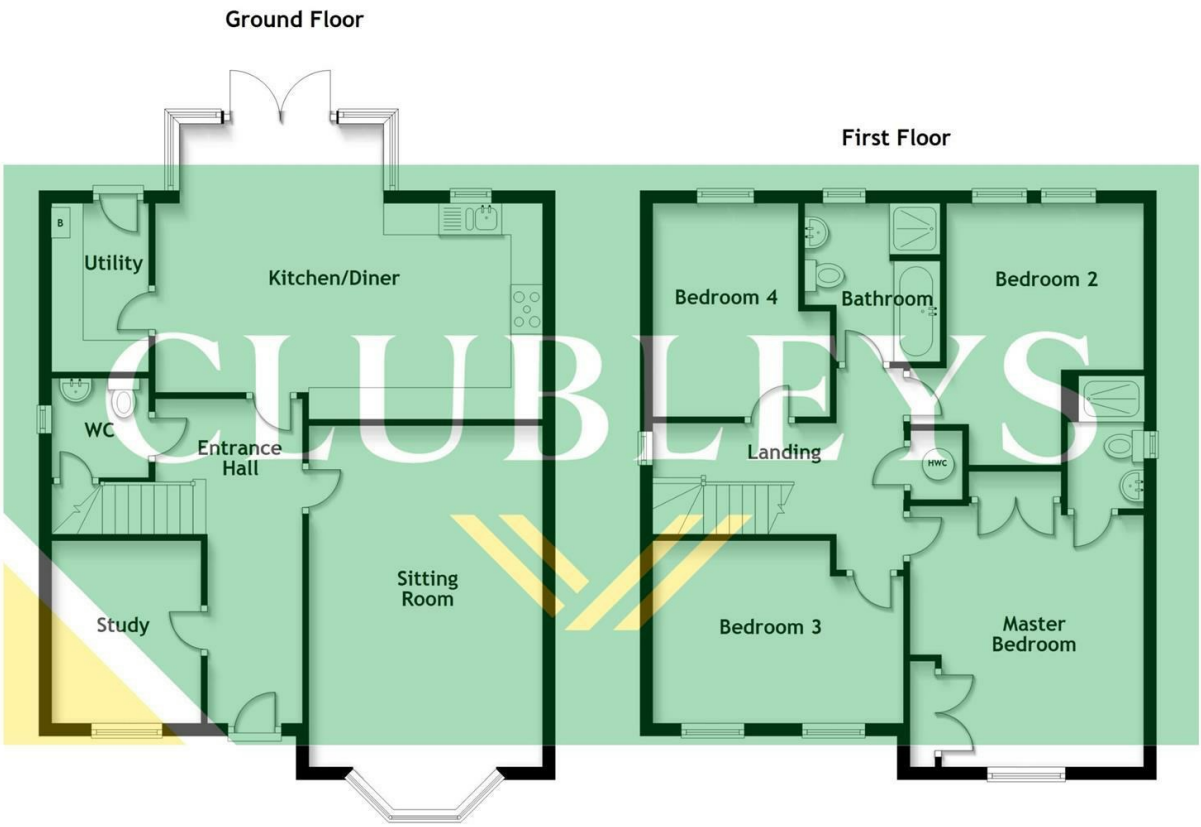








Estate Agents | Lettings Agents | Chartered Surveyors



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.

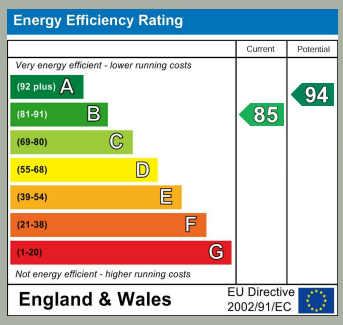
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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 & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for 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.

CLUBLEYS

8 The Square, Stamford Bridge, York, YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com



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.