CLUBLEYS

33, Godwins Way, Stamford Bridge, YO41 1DA

£345,000







Looking for a spacious family home in a desirable location with the opportunity to truly make it your own? Situated on the highly regarded Godwins Way development, this attractive three-bedroom link-detached home offers generous living space, a practical layout and fantastic potential. Whilst the property would benefit from some modernisation, it presents an exciting opportunity for buyers to create a wonderful family home tailored to their own tastes and requirements. Built by respected local builders George Blades & Sons, renowned for their quality homes, this is a property with plenty to offer in a popular residential setting.

Step inside to find a welcoming entrance hall leading to a generous bay-fronted sitting room, perfect for relaxing with the family. A separate dining room provides an ideal space for entertaining, with sliding doors opening directly onto the rear garden. The fitted kitchen is complemented by a useful utility room, downstairs WC and integral garage, offering plenty of practicality for busy family life.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families or those needing space to work from home.

Outside, the property benefits from a driveway providing off-street parking and an integral garage. To the rear, the enclosed garden enjoys mature planting and a good degree of privacy, creating a lovely space for children to play or simply relaxing outdoors.

With its generous proportions, excellent potential and convenient location close to local shops, amenities and well-regarded schools, this is a fantastic opportunity to create a family home to enjoy for years to come. Viewing is highly recommended!

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.

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



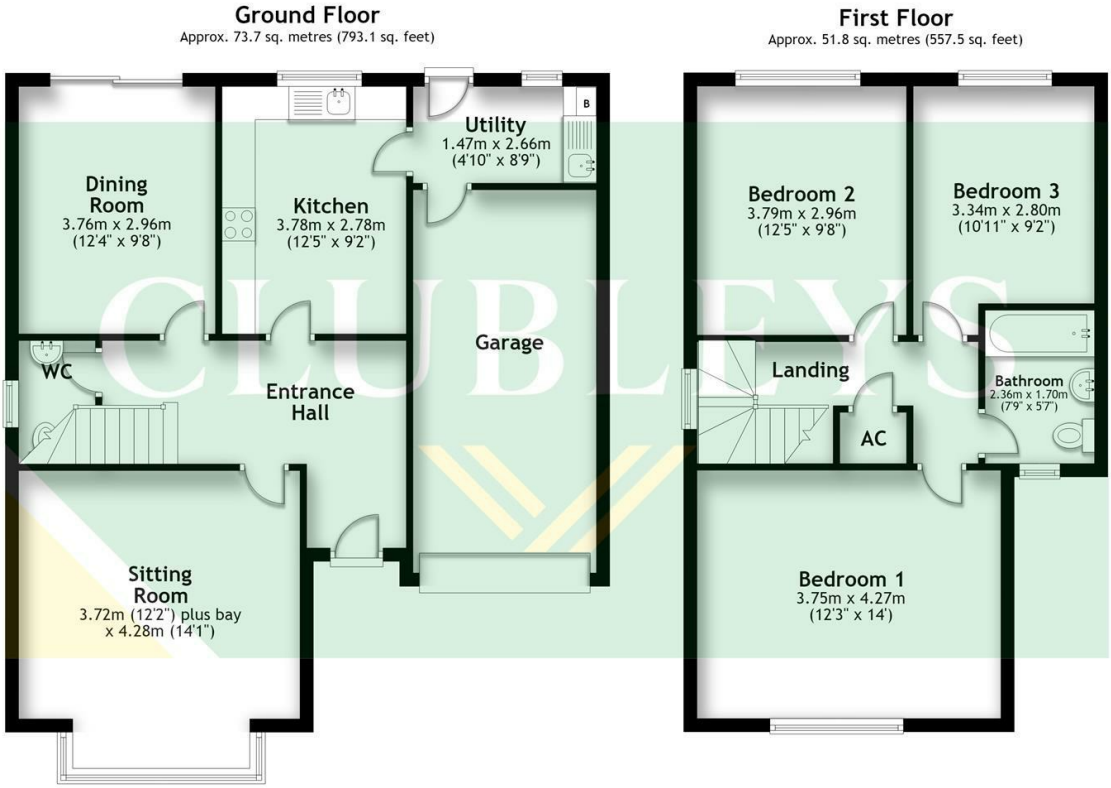












Total area: approx. 125.5 sq. metres (1350.6 sq. feet)

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.

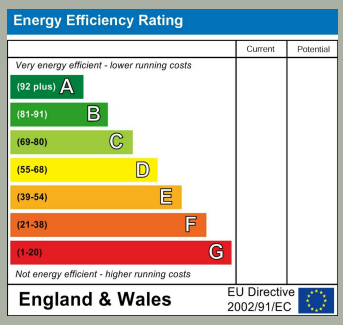
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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.