



30 Ashton Gardens,  
Stamford Bridge YO41 1FG  
£385,000





## ABOUT THE PROPERTY

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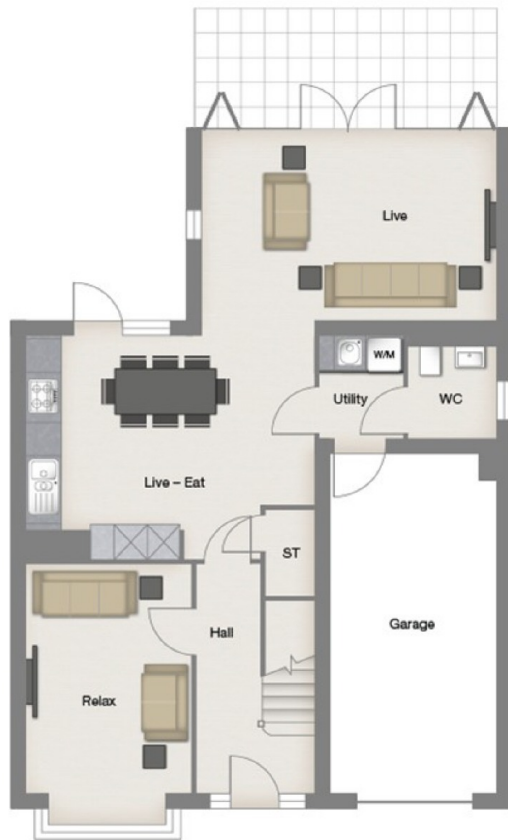
Built in 2018 by reputable builders Avant Homes, we offer this exceptional four bedroom detached family home.

Enter the property to find a spacious and welcoming entrance hall with stairs to the first floor. Leading off is a formal sitting room currently used as a dining room, with a bay window to the front making it a lovely light space. To the rear of the property there is a stunning open plan living kitchen, fully equipped with integrated appliances including a fridge freezer, dishwasher, double oven and gas hob. There are French doors leading to the garden, and through to the living area also enjoying views over garden with large bi-folding doors bringing the outside in, perfect for entertaining. Furthermore, the downstairs accommodation offers a utility room, WC and integrated garage, with power and light. On the first floor, the property holds a house bathroom and four double bedrooms, the master with benefit of fitted wardrobes and serviced via the en suite shower room.

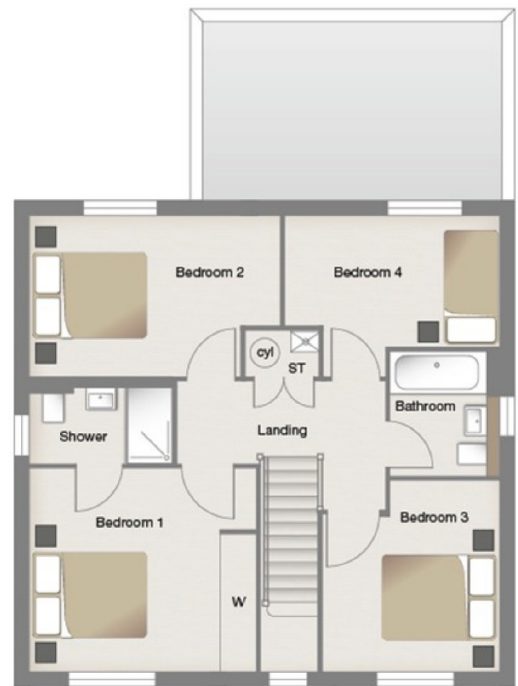
Externally, the current vendors have created fantastic low maintenance gardens, the rear having a decked seating area with lighting, and a further paved patio seating area, surrounded by well stocked shrubbery. The front of the property offers off road parking for two cars.

We urge you to view this fantastic home, please contact Clubleys today to arrange your viewing.





Ground Floor



First Floor

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 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.

## ROOM MEASUREMENTS

### ENTRANCE HALL

SITTING ROOM 4.07m x 3.02m

OPEN PLAN KITCHEN 5.11m x 3.97m

LIVING AREA 5.20m x 3.09m

### UTILITY ROOM

### WC

INTEGRATED GARAGE 6.10m x 3.07m

### LANDING

MASTER BEDROOM 4.01m x 3.65m

EN SUITE 2.49m x 1.38m

BEDROOM TWO 3.71m x 2.71m

BEDROOM THREE 3.55m x 3.14m

BEDROOM FOUR 3.87m x 2.26m

BATHROOM 2.19m x 1.72m



### AGENTS NOTE

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 &  
9 am - 3 pm Saturday.

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### 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.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.







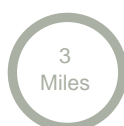
## LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, dentist, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

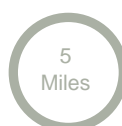
## TRAVEL

### APPROX

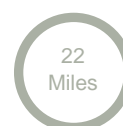
Distance by (Car)



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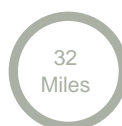
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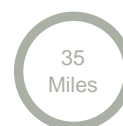
M62



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

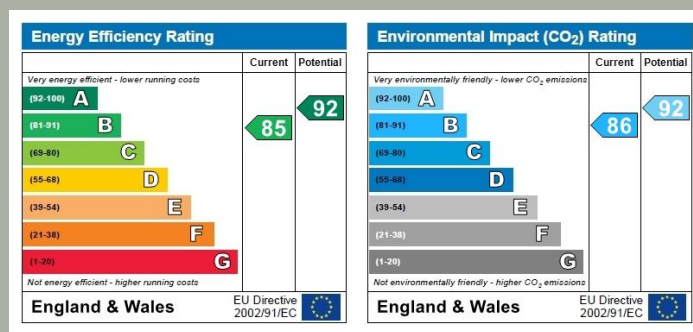
Auctioneers

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