



## Green Bank Lane, Stamford Bridge, York, YO41 1PQ

- Two Ensuite Shower Rooms
- Garage
- Beautifully Presented
- Sought after Location
- Excellent Local Amenities
- Council Tax Band E

£390,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Green Bank Lane, Stamford Bridge, York, YO41 1PQ

## DESCRIPTION

A beautifully presented, four bedroom detached home tucked away in a secluded position in the popular village of Stamford Bridge.

Upon entering the property there is an entrance hall with ground floor W.C and stairs to the first floor.

The reception room is to the front of the property and has a large bay window and feature fireplace creating a focal point to the room.

The modern kitchen features a range of base and wall units with double, eye level oven and induction hob with extractor over as well as an integrated fridge freezer. Off the kitchen is a utility room with further worktop space and plumbing for free standing appliances.

The kitchen opens through to the dining room which in turn leads through to the conservatory with doors out to the rear garden.

To the first floor there are four bedrooms, two of which have ensuite shower rooms. The family bathroom completes the internal accommodation with sink, W.C and bath.

Externally the property has an attractive front garden with side access leading to the rear garden which is largely paved with well stocked borders and planters. Beyond the garden is the single garage with power and light and has driveway in front of it for off street parking.

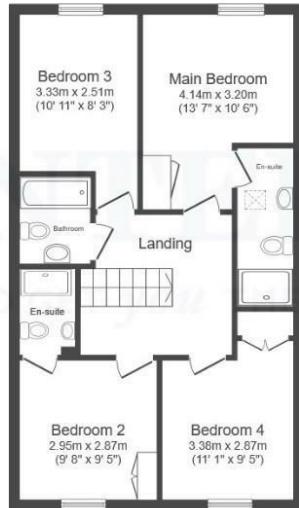






**Ground Floor**

Floor area 69.6 sq.m. (749 sq.ft.)



**First Floor**

Floor area 59.8 sq.m. (644 sq.ft.)



**Garage**

Floor area 19.3 sq.m.  
(208 sq.ft.)

Total floor area: 148.7 sq.m. (1,601 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.