



11 Otterwood Paddock, Stamford Bridge, YO41 1BA

• DETACHED FAMILY HOME WITH PRIVATE GARDENS • SPACIOUS LIGHT AND AIRY LIVING ROOM • OPEN PLAN DINING KITCHEN AND FAMILY ROOM • FOUR DOUBLE BEDROOMS • FAMILY BATHROOM AND DOWNSTAIRS WC • FORMER DOUBLE GARAGE CONVERTED TO STUDIO/UTILITY ROOM • NEW CARPETS FITTED • GAS CENTRAL HEATING • uPVC DOUBLE GLAZING • PLENTY OF PARKING TO THE FRONT • EPC RATING = D •

Asking Price £325,000

Built by Sawdon and Simpson and having a south facing garden, this lovely home has been modified to provide modern family living, and has recently had new carpets fitted. The double garage has been partly converted to run a business from, and offers the ideal opportunity for a buyer wishing to work from home.

The spacious entrance hall has a toilet and stairs to first floor. Stepping into the open plan dining kitchen and family room is really the hub of the home. The extensively fitted kitchen has integral appliances including double oven, microwave, electric hob with extraction hood and dishwasher. The family area has patio doors onto the rear garden.

To the front of the property lies the large living room with log burner and dual windows that provide plenty of light.

From the good sized first floor landing area are four double bedrooms and a bathroom.

The former double garage has been converted to provide part storage and a studio/utility room. Currently used to operate a business, it has water, electric and a door to the rear. It could be integrated into the family accommodation and would make a wonderful games room. If you are looking for a property from which to work from home, then this provides that opportunity, with visitors being able to access via a door separate to the family accommodation.

The property has gas central heating and uPVC double glazing. A block paved driveway provides parking for several cars, and extends onto a lawned garden with mature shrubs.

To the rear is the south facing garden with several paved patio seating areas, extending to lawn. The mature hedging gives this sunny garden a lot of privacy, and being fully enclosed means it is very safe for small children and pets.

Tucked away in the corner means you cannot fully appreciate what this lovely property has to offer, and how family orientated the accommodation is, opening into the spacious garden.

Location

The historic village of Stamford Bridge lies approx. 7 miles north west of the market town of Pocklington and approx. 7 miles north east of the city of York. It has, for the size of the village a large range of shops including, post office, doctor's, chemist, dentist, good sports facilities and bus routes. The village has an infant and junior school. The school swimming pool is also for public use, and there is a library located on the school grounds. The village is perfectly located to enjoy semi-rural living, yet with easy access to major road and rail links. Within a couple of miles out of the village lies The Wolds.

Directions

From Stamford Bridge centre follow Church Road and proceed until the first fork to the right which is Low Catton Road. Huntsmans Lane is on the right hand side and forms a U back onto Low Catton Road. Take the second turn onto Huntsmans Lane and you will find Otterwood Paddock the second on the left. Continue to the end of the cul-de-sac and the property is in the left hand corner. There is no for sale board.





WELL PRESENTED FAMILY HOME WITH PRIVATE GARDEN AND VERSATILE ACCOMMODATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	84
68	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	81
62	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Otterwood Paddock, Stamford Bridge
Reference: 537



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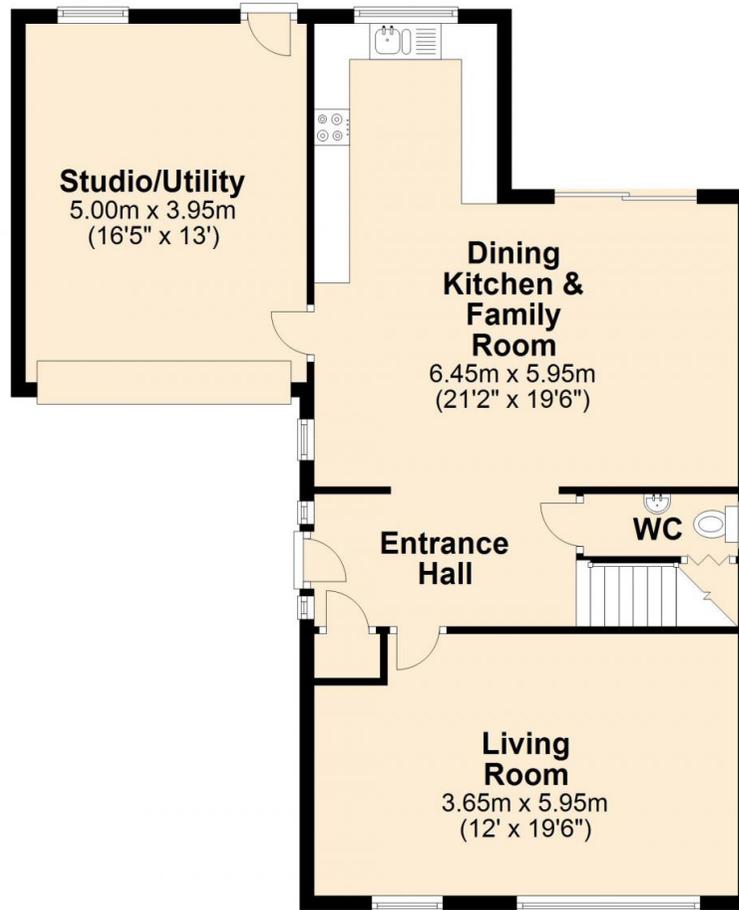


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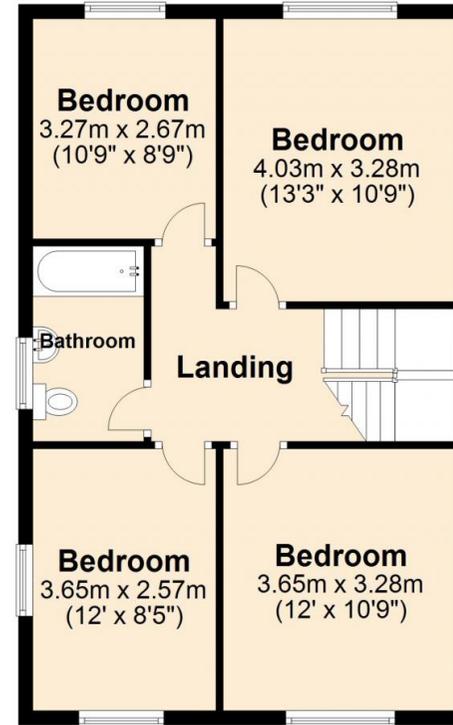
Ground Floor

Approx. 85.9 sq. metres (924.3 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.3 sq. feet)



Total area: approx. 143.2 sq. metres (1541.6 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

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