



THE 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.

THE PROPERTY

This pleasant semi detached bungalow merits your earliest attention. Sold with no onward chain.

The accommodation comprises:- Fitted kitchen, sitting room, inner hall, two bedrooms and a bathroom. Outside there is a detached garage and driveway providing off road parking with gardens to the front and rear. The property has UPVC double glazing and gas fired central heating. *** VIEWING RECOMMENDED ***
REF SB499/03/18



THE ACCOMMODATION COMPRISES

KITCHEN 12'8" x 7'3" (3.85m x 2.20m)

Upvc double glazed door to the front and two windows to the side elevation.

Fitted with a range of wall and floor units with 1.5 bowl stainless steel sink unit, radiator, part tiled walls.

SITTING ROOM 18'3" x 11'1" (5.57m x 3.39m)

Upvc double glazed window to the front elevation.

Coal effect gas fire set in marble fireplace and hearth with wood surround, double radiator, laminate wood flooring, dado rail.

INNER HALL

Access to loft, store cupboard, ceiling coving.

BEDROOM ONE 11'8" x 9'8" (3.56m x 2.94m)

Upvc double glazed window to the rear elevation.

Laminate wood flooring, radiator, ceiling coving.

BEDROOM TWO 8'8" x 8'5" (2.65m x 2.56m)

Upvc double glazed patio doors leading the the rear garden.

Laminate wood flooring, ceiling coving, double radiator.

BATHROOM 6'9" x 5'5" (2.05m x 1.66m)

Upvc double glazed opaque window to the side elevation.

Panelled bath with electric shower over and shower screen, pedestal hand basin, low flush WC, radiator, part tiled walls, laminate wood flooring.

OUTSIDE

DETACHED GARAGE

Up and over door.

GARDENS

To the front of the property there is an easy maintained gravelled garden with back set pathway to the front of the house and a paved and gravelled driveway to the side of the property leading to the garage and rear garden.

Immediately beyond the property there is a paved patio leading onto a gravelled garden with stepping stones and raised shrub borders.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

None of the appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Tax Band B



TENURE

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday,
Wednesday, Friday, 10 am to 5.30 pm
Thursday, 9 am - 1 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.

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 01759 373709 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.



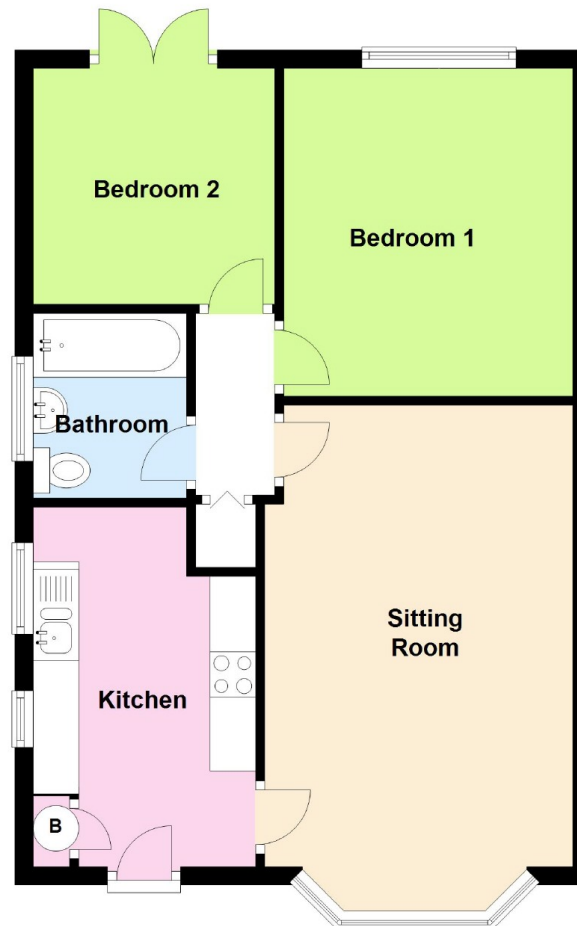


Floor Plan

This plan is for illustrative purposes only

Ground Floor

Approx. 52.1 sq. metres (560.3 sq. feet)



Total area: approx. 52.1 sq. metres (560.3 sq. feet)

CLUBLEYS

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