

CLUBLEYS



Flat 31, Manor Court

Buttercrambe Road, Stamford Bridge, YO41 1AJ

£75,000



THE LOCATION

THE PROPERTY



THE ACCOMMODATION COMPRISES

ENTRANCE HALL 9'0" x 4'10" (2.75m x 1.47m)
Entrance door, radiator.

OPEN PLAN LIVING AREA 19'7" x 9'10" (5.96m x 2.99m)
Window to the front elevation.
Sitting Area - double radiator, ceiling coving.

Kitchen Area - Fitted with wall and floor units incorporating, electric cooker, 4 ring hob and extractor above, plumbed for washing machine, 1.5 bowl stainless steel sink unit, space for fridge, recessed ceiling lights.

BEDROOM 10'4" x 9'9" (3.15m x 2.96m)
Window to the front elevation.
Double radiator.

BATHROOM 8'6" x 5'9" (2.58m x 1.74m)
White suite comprising panelled bath, hand basin in vanity unit, low flush WC, separate shower cubicle, part tiled walls.

ADDITIONAL INFORMATION

The apartment benefits from the use of 2 communal lounges, dining room, laundry room and hairdressers on site. Please note that there is a service charge of £150 every month, (this fee may change) which covers heating, water and electric, external maintenance. Additional charge of Approx £38.15 per month is applicable (this fee may change).

SERVICES

Electricity, water and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Leasehold

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



CLUBLEYS

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