





## 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

A spacious two bedroom semi detached bungalow, sitting on a generous corner plot and offering the the chance to modernise.

The accommodation briefly comprises;- entrance hall, sitting room, kitchen, inner hall, dining room, sun room, bedroom and bathroom. To the first floor lies the second bedroom and a WC.

The outside provides ample off road parking, garage and store, lawns to three sides and partially hedged and fenced boundaries. Sold with no onward chain.

SB581/0120



## DIRECTIONS

On leaving the office, turn right on to Church Road and continue on to High Catton Road. Take a right hand turn into Fossway, follow the road round, number 32 is on your right hand side at the opening of the cul-de-sac and can be identified by our for sale board.

## THE ACCOMMODATION COMPRISES OF:

### ENTRANCE HALL

UPVC front entrance door, recessed area for cloaks, radiator and telephone point.

**SITTING ROOM** 10'0" x 17'11" (3.05M x 5.45M)

UPVC double glazed window to front, radiator, TV aerial point, open fire set in a tiled surround and hearth, coving to ceiling.

**KITCHEN** 10'2" x 9'1" (3.11M x 2.76M)

UPVC door and double glazed window to the side elevation, a range of wall and floor units with working surfaces, plumbed for washing machine, space for freestanding cooker, stainless steel sink unit, radiator and pantry which also houses the boiler.

**BATHROOM** 5'6" x 6'5" (1.68M x 1.96M)

Frosted UPVC double glazed window to side, white suite comprising panelled bath with shower mixer tap, pedestal hand basin and WC. Chrome ladder radiator.

**BEDROOM ONE** 18'3" (Max) X 9'1" (Max) (5.56M (Max) X 2.78M (Max))

A large room with UPVC double glazed window to the rear elevation, radiator and coving to ceiling.

**DINING ROOM** 10'0" x 12'10" (3.047M x 3.91M)

Open staircase with radiator under and coving to ceiling. Opening to:-

**SUN ROOM** 9'1" x 7'10" (2.78M x 2.40M)

UPVC patio door with window side panels leading out to the rear garden, radiator, vinyl flooring and coving to the ceiling.

## FIRST FLOOR ACCOMMODATION

**BEDROOM TWO** 10'1" x 19'5" (Max) (3.08M x 5.91M (Max))

Upvc double glazed window to the side elevation. Built in wardrobes and dressing area, access to eaves storage space, hand basin set in vanity unit and a separate area with WC.

## OUTSIDE

**GARAGE** 15'5" X 9'10" (4.71M X 2.99M)

With timber doors, power and light opening to adjoining outbuilding which also benefits from a separate outside access door.





### GARDENS

The property has the benefit of lawn gardens to the front and side with a hedge border.

To the rear of the property is a paved patio area with lawn and mature shrub borders.

### ADDITIONAL INFORMATION

#### SERVICES

Mains Water, Electricity and Drainage. Oil fired central heating. 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

Freehold

### 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](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 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.





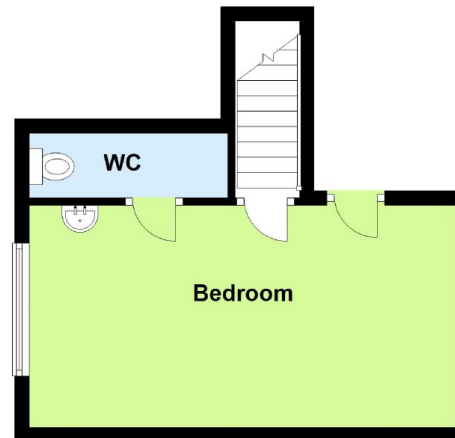
## Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



Total area: approx. 118.5 sq. metres (1275.4 sq. feet)

# CLUBLEYS

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
78	59		73	50	
<small>EU Directive 2002/91/EC</small>			<small>EU Directive 2002/91/EC</small>		