



Weir View, Main Street,
Stamford Bridge YO41 1QE
£265,000



ABOUT THE PROPERTY

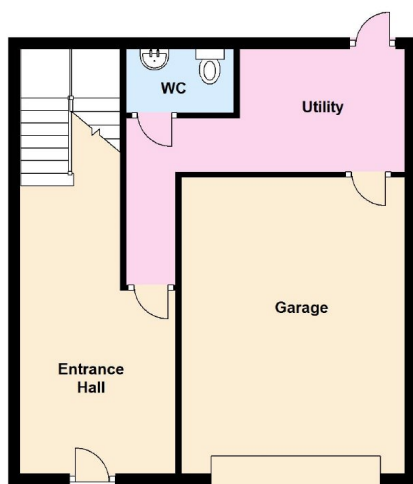
With no onward chain, we offer this three storey, three bedroom semi detached property located in the sought after location of Stamford Bridge, close to the local amenities.

The accommodation is over three levels. To the first floor lies the entrance hall, cloakroom and utility room with a personal access door to the integrated garage. On the second floor is the sitting room and a dining kitchen. To the third floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property is double glazed with gas fired heating.

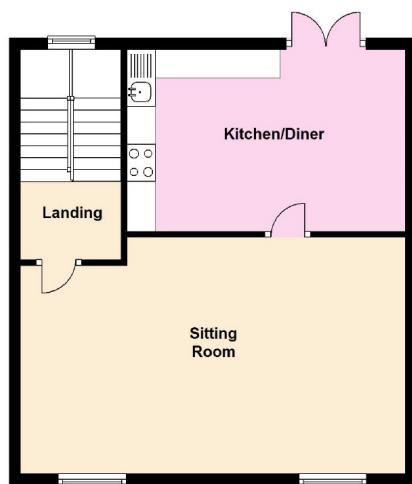
The property is approached by security controlled electric gates, phone activated from the house, with an extensive parking area. To the rear there is a walled garden with gravelled and paved areas.

Viewing is a must to appreciate this property.

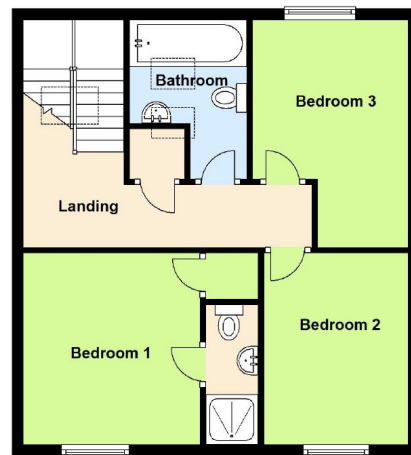




Ground Floor



First Floor



Second Floor

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

ROOM MEASUREMENTS

ENTRANCE HALL 2.91m x 2.57m

CLOAKROOM

UTILITY ROOM 2.63m x 2.30m

FIRST FLOOR

LANDING

SITTING ROOM 6.82m x 4.14m

DINING KITCHEN 4.79m x 3.19m

SECOND FLOOR

BEDROOM ONE 3.36m x 3.11m

EN SUITE SHOWER ROOM

BEDROOM TWO 3.95m x 2.97m

BEDROOM THREE 3.37m x 2.78m

FAMILY BATHROOM

GARAGE



AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 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 01430 874000 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.





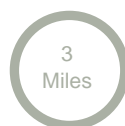
LOCATION

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.

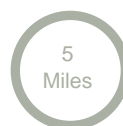
TRAVEL

APPROX

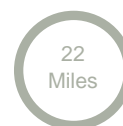
Distance by (Car)



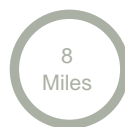
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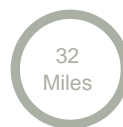
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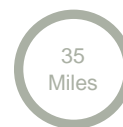
M62



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

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