



THE LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, 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

NO ONWARD CHAIN. A DETACHED 2 bedroom bungalow with larger than average gardens, with some degree of privacy to the rear, located within a quiet cul de sac towards the outskirts of this sought after village. The property does require some degree of modernisation.

The accommodation offers entrance hall, lounge opening to dining room, kitchen, bathroom, two bedrooms and lean to. Good sized rear garden, driveway and garage.

Viewing is strictly by appointment via the selling agents.

REF: SB571/0919



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Side entrance door.

Airing cupboard housing hot water cylinder, access to loft.

KITCHEN 11'7" x 8'9" (3.54m x 2.662m)

Window to the side elevation.

Fitted with wall and floor units, night storage heater, work surface, sink unit

SITTING ROOM 17'11" x 10'11" (5.47m x 3.32m)

Window to the front elevation.

Fireplace and hearth with electric fire, electric storage heater, ceiling coving, opening to:-

DINING AREA 8'8" x 8'5" (2.63m x 2.57m)

Window to the front elevation.

Night storage heater, laminated wood effect flooring, ceiling coving.

BEDROOM ONE 10'8" x 10'11" (3.26m x 3.33m)

Window to the rear elevation.

Night Storage heater.

SHOWER ROOM 8'0" x 6'6" (2.43m x 1.97m)

Window to the side elevation.

Shower cubicle, pedestal hand basin, low flush WC, night storage heater, part tiled walls, tiled floor.

BEDROOM TWO 10'8" x 8'8" (3.25m x 2.63m)

Night storage heater, sliding doors to-

LEAN TO 18'2" x 7'10" (5.53m x 2.38m)

Doors leading to the rear garden.

OUTSIDE

GARAGE

Up and over door.

GARDENS

To the front of the property there is a driveway providing ample offer road parking leading to the garage.

The rear garden is larger than average with a degree of privacy.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

None of the appliances have been tested by the agent.

TENURE

Freehold

LOCAL AUTHORITY

East Riding of Yorkshire Council Tax Band C

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.

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.

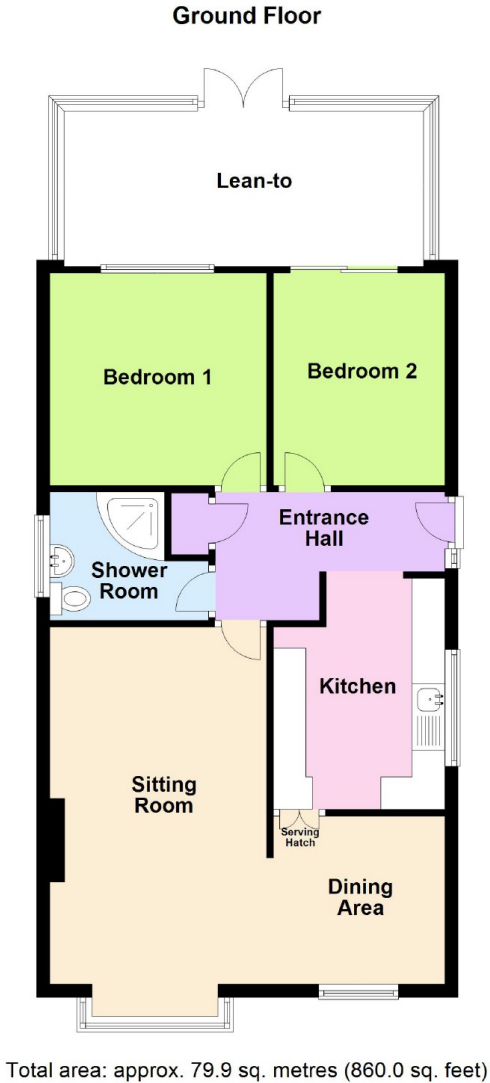
Your home may be repossessed if you do not keep up repayments on your mortgage.

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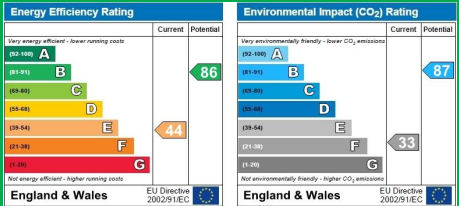
Floor Plan

This plan is for illustrative purposes only



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