



20 Heather Bank,
Stamford Bridge YO41 1EU
Chain Free £320,000



ABOUT THE PROPERTY

Clubleys are pleased to offer this SPACIOUS and EXTENDED 3/4 bedroom detached bungalow, standing on a generous plot and located on the sought after Huntsman Lane estate in Stamford Bridge.

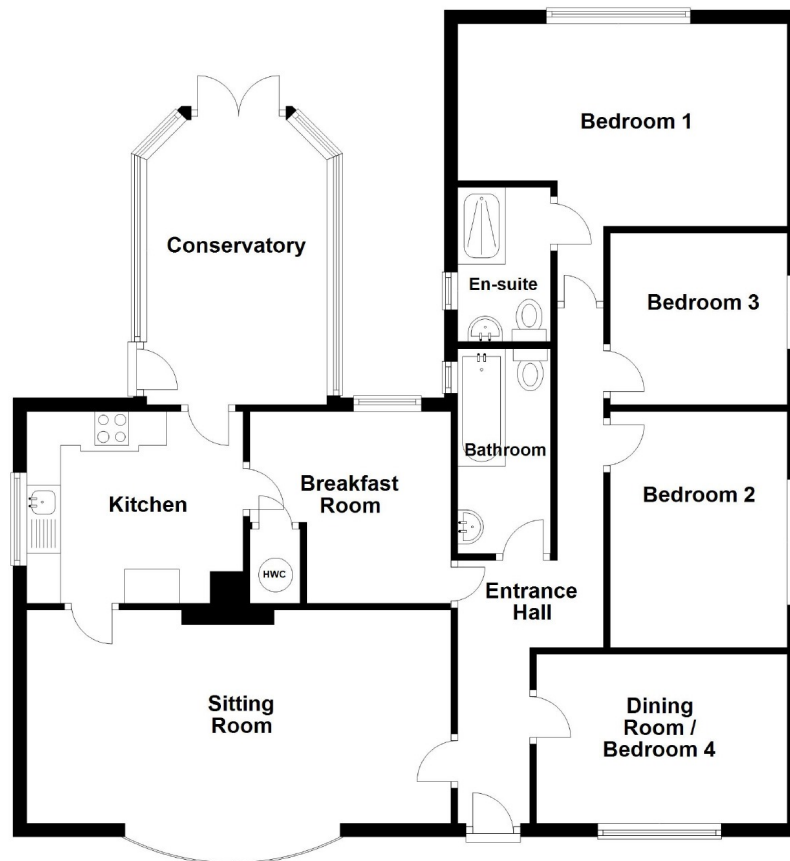
Take a step inside the property to be welcomed by an entrance hall, a bright sitting room with bay window, fitted kitchen, breakfast room, conservatory, three bedrooms (master with en suite), family bathroom and a dining room which could also be used as a fourth bedroom.

Outside, the property has a front garden and driveway leading to the single garage. To the rear there is a garden which is mainly laid to lawn with patio seating area and a storage shed.

The property is offered with no onward chain. Contact Clubleys to arrange a viewing.



Ground Floor



Total area: approx. 107.2 sq. metres (1153.7 sq. feet)

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



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



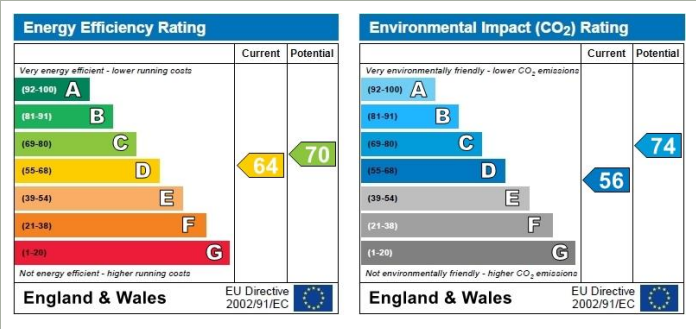
APPROX

Distance by (Car)



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 Estate Agents
 Lettings Agents &
 Auctioneers

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