



## Tostig Close, Stamford Bridge, York Offers Over £200,000

A superb opportunity to purchase a sizeable detached bungalow requiring an extensive programme of modernisation and upgrading being offered for sale with vacant possession and no forward chain.





Situated within this pleasant cul-de-sac location within the historical village of Stamford Bridge, we are delighted to offer for sale this wonderful opportunity which is sure to appeal to a range of buyers including young and mature professionals, small families, those looking to downsize as well as developers and DIY enthusiasts alike.



The property is located in the corner of Tostig Close and is accessed via a driveway which in turn leads to the front door. Presented exclusively to the ground floor the home presents a spacious sitting room overlooking the cul-de-sac along with a kitchen requiring modernisation along with four bedrooms and house bathroom and separate shower room. The bungalow sits within good sized plot albeit very overgrown with a brick built garage and off street parking found upon a driveway. The property is heated via Oil fired central heating and offers a superb opportunity to remodel and extend subject to the appropriate consents.



The village of Stamford Bridge provides an extensive range of local amenities including a convenience store, a number of public houses and bistros, doctors and dentist surgeries along with primary schooling, post office and a regular bus route to York city centre.

It is therefore as agents we highly recommend an internal inspection to truly appreciate this rare opportunity for those discerning purchases looking to mark their own stamp upon a good sized home.

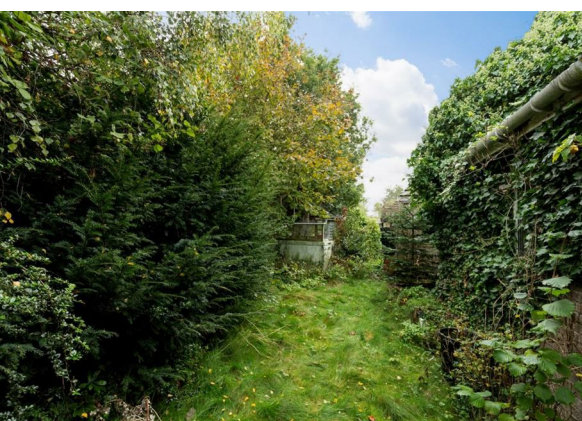
Tenure: Freehold

Services: Mains water and electricity. Central heating is via oil fired.

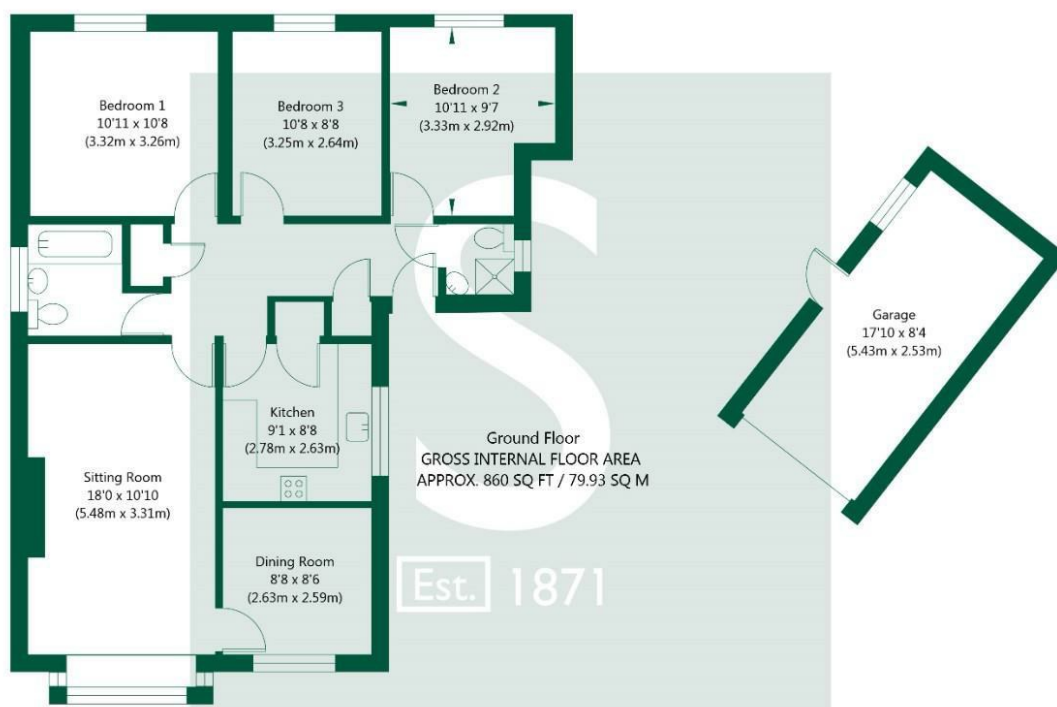
EPC: TBC

Council Tax: East Riding of Yorkshire – Band C

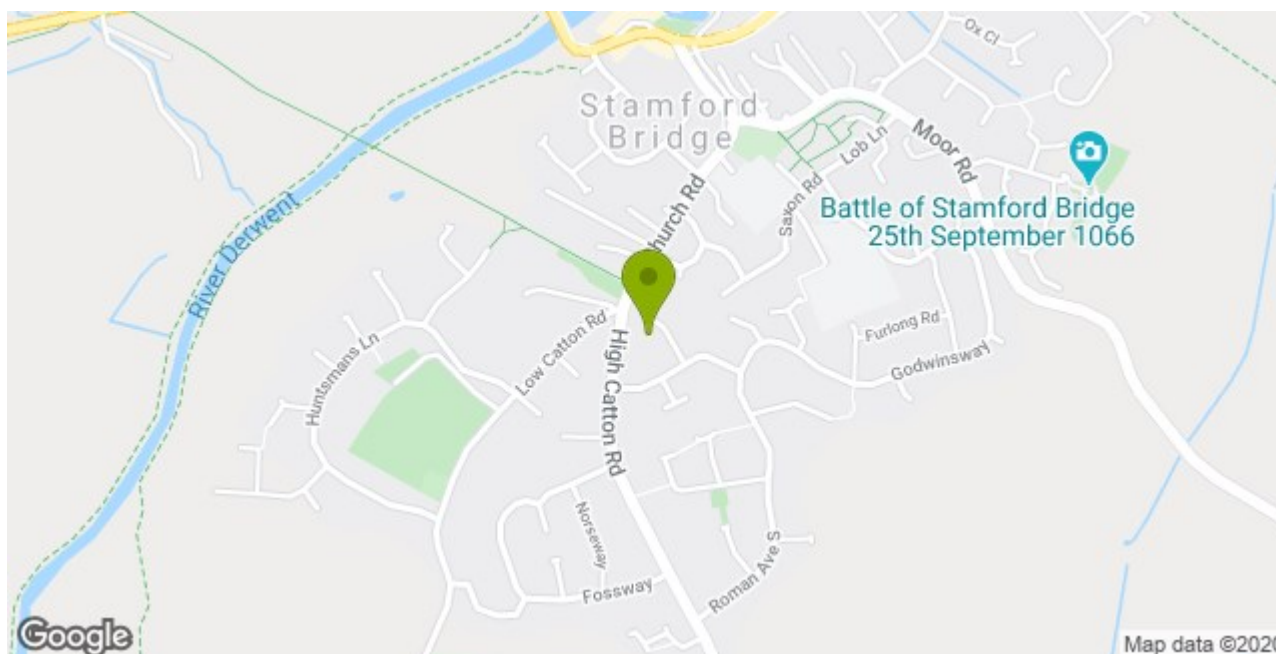
Viewings: Strictly via the selling agent 01904 625533



# Tostig Close, York, YO41 1PB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 860 SQ FT / 79.93 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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