



LOCATION

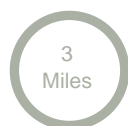
Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, dentist, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.



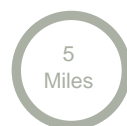
4 St Johns Close,
Stamford Bridge YO41 1PJ
Offers over £200,000



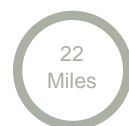
TRAVEL



A1079



A64



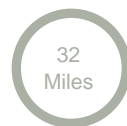
M62

APPROX

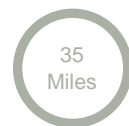
Distance by (Car)



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

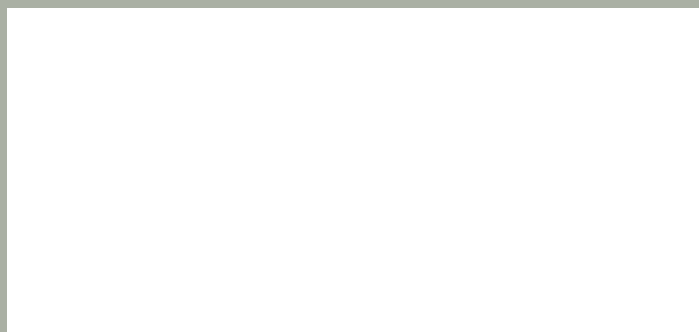
Auctioneers

8 The Square, Stamford Bridge, York, YO41 1AF

01759 373709

sb@clubleys.com

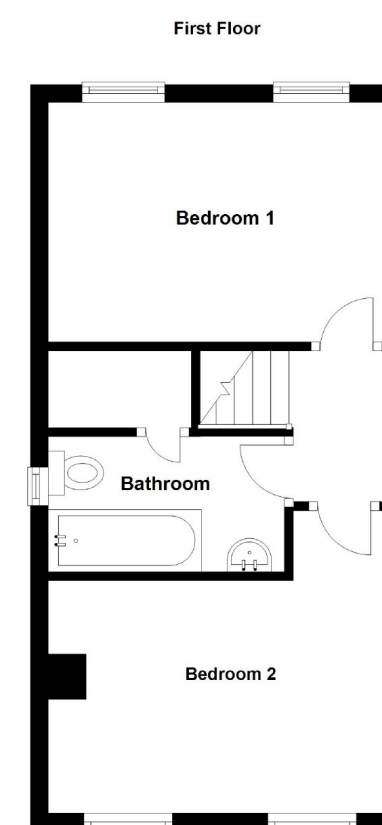
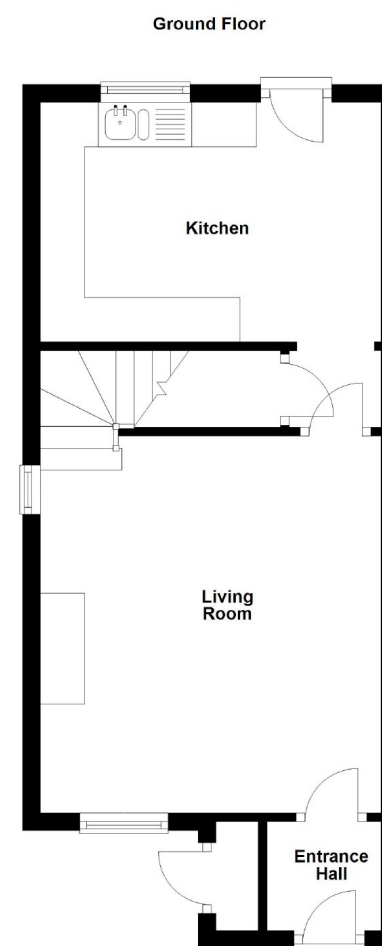
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

www.clubleys.com





Total area: approx. 64.2 sq. metres (690.5 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.

Situated in a quiet cul-de-sac, we are pleased to offer this well presented and maintained two bedroom semi-detached house. Located in the sought after village of Stamford Bridge the property is ideal for a first time buyer or investor.

The accommodation comprises an entrance hall, sitting room, kitchen/diner, two double bedrooms and a bathroom. Externally, the property offers a lawned garden to the front with a paved driveway providing off road parking. The rear garden is fully enclosed with fence boundaries, there is a paved patio seating area and area of lawn with shrub borders.

ROOM MEASUREMENTS

ENTRANCE HALL	
SITTING ROOM	4.20m x 3.86m
INNER HALL	
KITCHEN / DINER	3.83m x 2.72m
BEDROOM ONE	3.84m x 2.73m
BEDROOM TWO	3.84m x 2.59m
BATHROOM	2.81m x 1.52m

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 the importance of seeking professional mortgage advice and would recommend that an

appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority