



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.



22 Main Street,
Stamford Bridge YO41 1AB
Offers in the region of £199,950



TRAVEL

3 Miles A1079

5 Miles A64

22 Miles M62

APPROX

Distance by (Car)

8 Miles York

32 Miles Leeds

35 Miles Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

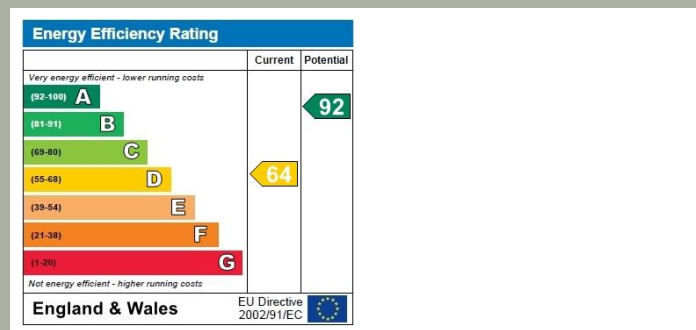
Auctioneers

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

01759 373709

sb@clubleys.com

www.clubleys.com



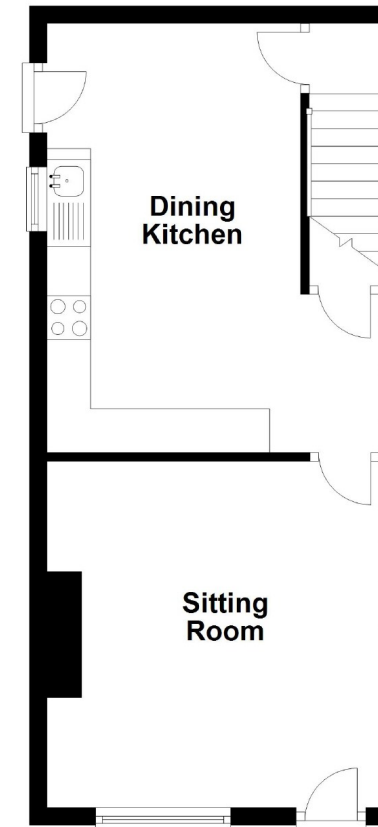
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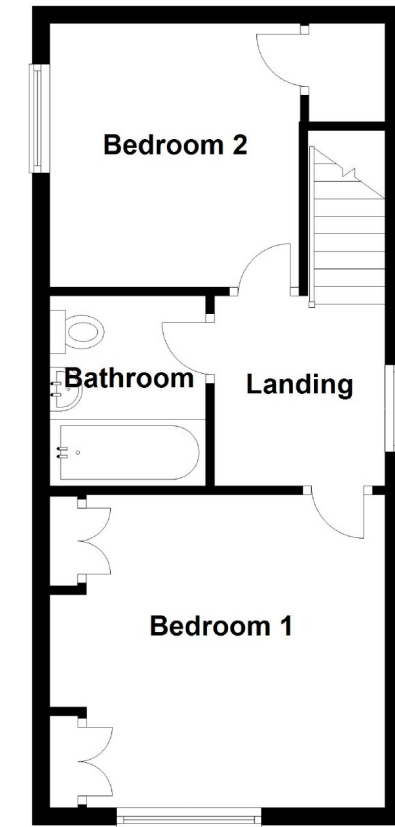




Ground Floor



First Floor



Total area: approx. 69.3 sq. metres (745.7 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.

Boasting character and charm, we are pleased to offer this quaint two bedroom cottage, centrally located in the historic village of Stamford Bridge.

The accommodation is entered through an attractive period door, welcoming you to a cosy sitting room to the front, which leads to a lovely dining kitchen, both having feature beamed ceilings. To the first floor there are two good sized bedrooms and a house bathroom. Externally, the property offers an enclosed garden and a single garage.

This property is offered to the market with the convenience of no forward chain. Contact Clubleys today to arrange a viewing!

ROOM MEASUREMENTS

SITTING ROOM	3.85m x 3.97m
DINING KITCHEN	4.92m x 2.91m
LANDING	
BEDROOM ONE	3.97m x 3.59m
BEDROOM TWO	3.02m x 2.86m
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 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