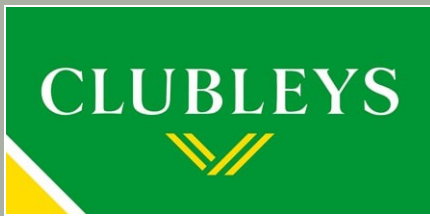




**\*\*OFFERED WITH NO CHAIN\*\*** Standing in a quiet cul-de-sac location on Riverside Close, this end of terraced bungalow is an ideal purchase for a variety of buyers. Entered via entrance porch, good sized lounge with gas fire, fitted kitchen, two bedrooms and bathroom. Driveway to side and pleasant gardens to front and side. Tenure: Freehold. York City Council - Council Tax Band C.





Tenure: Freehold  
City of York Council  
BAND: C

#### ENTRANCE PORCH

1.08m x 0.99m (3'6" x 3'2")

Entered via UPVC front entrance door, having double glazed window to the side elevation and storage cupboard.

#### LOUNGE/DINING ROOM

5.80m x 3.03m (19'0" x 9'11" )

Living flame gas fire, decorative coving to ceiling, double glazed window to the front elevation and radiator.

#### KITCHEN

2.78m x 3.03m (9'1" x 9'11")

Fitted with matching arrangement of floor and wall cupboards, working surfaces, plumbing for washing machine, Worcester gas boiler, rear external door and double glazed window to the rear elevation.

#### INNER HALLWAY

#### BEDROOM ONE

3.06m x 3.38m (10'0" x 11'1" )

Fitted wardrobes to one wall, access to loft, airing cupboard housing hot water cylinder, radiator and double glazed window to the rear elevation.

#### BEDROOM TWO

2.80m x 3.13m (9'2" x 10'3" )

Double glazed window to the front elevation and radiator.

#### BATHROOM

2.23m x 1.83m (7'3" x 6'0" )

Coloured suite comprising bath with mixer tap and Aqualisa shower over, low flush WC, vanity hand basin, wall light point, double radiator and opaque double glazed window to the side elevation.

#### OUTSIDE

Low maintenance garden to rear with garden shed.  
Garden to the front.

#### PARKING TO THE SIDE

#### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

#### APPLIANCES

None of the above appliances have been tested by the Agent.

#### COUNCIL TAX BAND

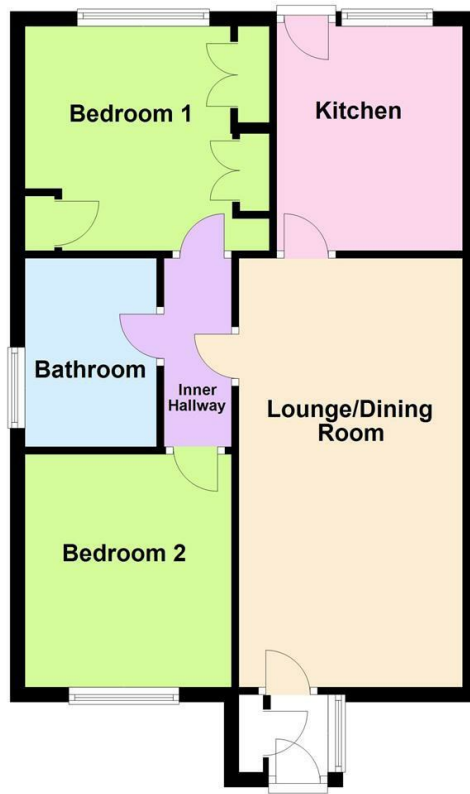
City of York Council - Council Tax Band C.







## Ground Floor



### AGENTS NOTES

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 and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

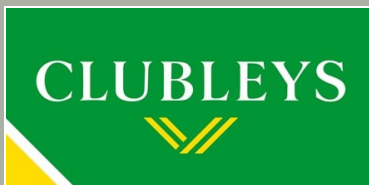
### FREE VALUATIONS FOR SALE

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 Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

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 a 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.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.