



16, Fossway,
Stamford Bridge, YO41 1DS
£285,000



ABOUT THE PROPERTY

Nestled in the tranquil confines of a quiet cul-de-sac within the highly desirable village of Stamford Bridge, this charming three-bedroom semi-detached chalet-style bungalow offers an idyllic retreat. Boasting generously proportioned gardens and immaculately presented throughout the property is sure to appeal to a wide range of discerning buyers.

Upon entering, you are greeted by a welcoming entrance hall leading seamlessly into the sitting room. The well-appointed kitchen beckons culinary creativity, while three thoughtfully designed bedrooms provide ample space for relaxation and rest. The family bathroom is modern with a 'P' shaped bath with shower over. There is also a conservatory, currently being used as a dining area enjoying views over the rear garden.

Externally, the property has the benefit of lawned gardens to the front, side and rear which are larger than average. There are paved patio seating areas, two garden sheds and greenhouse. To the front of the property there is a driveway providing ample off road parking.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.







Tenure: Freehold
East Riding of Yorkshire
Band: C

FRONT ENTRANCE

1.48m x 1.48m (4'10" x 4'10")

Entered via front entrance door, coving to ceiling and fitted cupboard.

SITTING ROOM

5.32m x 3.36m (17'5" x 11'0")

Window to the front elevation.
Radiator.

KITCHEN

3.39m x 3.02m (11'1" x 9'10")

Fitted with a range of floor and wall units, integral dishwasher, space for a washing machine, integral oven and hob, space for fridge and walk in cupboard housing wall mounted gas boiler. Tiled floor and radiator.

CONSERVATORY

3.55m x 2.35m (11'7" x 7'8")

Tiled flooring, French windows to the rear garden.

BEDROOM/DINING ROOM

3.40m x 2.88m (11'1" x 9'5")

Window to the rear elevation.
Radiator.

INNER HALL

Radiator.

BEDROOM

3.36m x 3.07m (11'0" x 10'0")

Window to the rear elevation.
Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Fitted shelved cupboard, access to eaves storage space.

BEDROOM

4.64m x 3.14m (15'2" x 10'3")

Radiator.

BATHROOM

Window to the side elevation.

Panelled bath with shower over, pedestal hand basin, low flush WC, radiator and extractor fan.

OUTSIDE

DETACHED GARAGE

Sectional concrete garage with up and over door.

GARDEN

The property has the benefit of lawned gardens to the front, side and rear which are larger than average. Paved patio area, two garden sheds and greenhouse.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

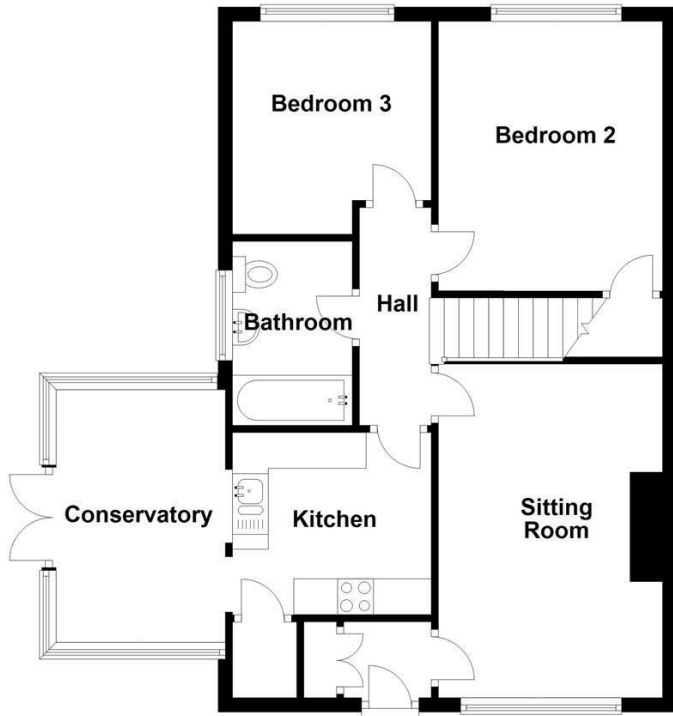
None of the appliances have been tested by the agent.

COUNCIL TAX BAND

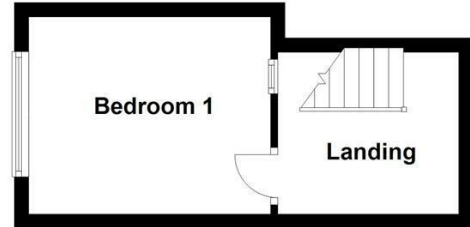
East Riding of Yorkshire Council - Council Tax Band C.



Ground Floor



First 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

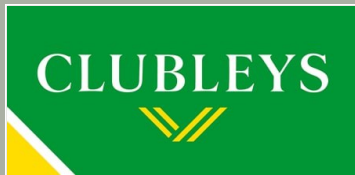
FREE VALUATIONS FOR SALE

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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail 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 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(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.