

37, Roman Avenue North,  
Stamford Bridge, YO41 1DP  
£207,000



ATTENTION FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS!

Located in the sought after village of Stamford Bridge and a stones throw away from the regular bus route, we offer this two bedroom semi detached bungalow, together with ample off road parking and a detached garage.

The accommodation comprises;- entrance hall, sitting room, two bedrooms, bathroom, kitchen and garden room. Externally the property offers low maintenance gardens, with a gravelled area to the front and a block paving driveway leading to the garage, providing ample off-road parking. The fully enclosed rear garden is laid mainly to lawn with a greenhouse and patio area.

UPVC double glazed throughout and gas central heating.

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



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Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: B

#### THE ACCOMMODATION COMPRISES:-

##### ENTRANCE HALL

Side entrance door, radiator, laminate wood flooring and access to the loft.

##### SITTING ROOM

4.52m x 3.33m (14'9" x 10'11" )

With window to the front, gas fire set in Adams surround, radiator, laminate wood flooring and power points.

##### BEDROOM ONE

4.20m x 3.36m (13'9" x 11'0" )

Window to the rear elevation, radiator and power points.

##### BEDROOM TWO

2.62m x 2.59m (8'7" x 8'5" )

Window to the front elevation, radiator and power points.

##### BATHROOM

1.96m x 1.69m (6'5" x 5'6" )

White suite comprising wood panelled bath with shower over, pedestal hand basin and WC. Opaque window to the side elevation, radiator and part tiled walls.

##### KITCHEN

2.67m x 2.62m (8'9" x 8'7" )

Window to side elevation with stainless steel sink unit under, fitted wall and floor units with work surfaces, electric oven, plumbing for washing machine and space for a fridge/freezer, part tiled walls and power points.

##### GARDEN ROOM

2.88m x 2.50m (9'5" x 8'2" )

Windows to side and rear, carpeted with power and light. Door leading to the rear garden.

##### GARAGE

Single garage with up and over door, power and light.

##### OUTSIDE

The property offers low maintenance gardens, with a gravelled area to the front and a block paving driveway leading to the garage, providing ample off-road parking. A side passage provides access to the rear garden which is mainly laid to lawn with fence borders, greenhouse and a patio seating area.

#### SERVICES

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

#### APPLIANCES

None of the appliances have been checked by the agent.



## 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](mailto:surveys@clubleys.com)

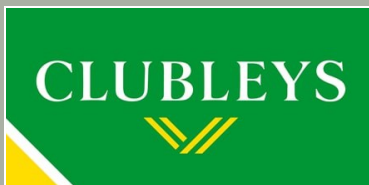
### FREE VALUATIONS FOR SALE

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](mailto: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			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(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.