

18, Viking Road,  
Stamford Bridge, YO41 1BR  
£350,000



## ABOUT THE PROPERTY

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Situated in a most enviable position and located just a stones throw away from the Village Square, Clubleys are excited to offer this three bedroom detached property, offering a wealth of potential and opportunity for a discerning buyer to make it their own.

The accommodation comprises a spacious entrance hall providing access to two ground floor bedrooms, a recently fitted shower room and a generous sized sitting room with a bay window to the front and gas fire set in a brick surround. A door leads to the dining room which is open to the kitchen area. There is also a conservatory looking over the garden and a handy utility room. To the first floor lies two storage cupboards with access to the eaves and a master bedroom with en suite bathroom benefitting a large corner bath and a separate shower.

Externally, the front of property offers a driveway leading to the attached single garage and a lawned garden. To the rear there is a delightful garden which is mainly laid to lawn, together with a recently fitted Indian sandstone patio seating area, decked area and mature shrub borders.

Contact us on 01759 373709 to arrange a viewing.







#### THE 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.

#### THE PROPERTY

The accommodation comprises of:

#### ENTRANCE HALL

Front entrance door, laminate flooring and radiator.

#### SHOWER ROOM

1.64 x 2.22 (5'4" x 7'3")

Window to front.

Suite comprising corner shower cubicle, low flush WC and wash hand basin set in vanity unit. Chrome radiator and fully tiled walls.

#### BEDROOM TWO

3.35 x 3.26 (10'11" x 10'8")

Window to rear.

Radiator.

#### BEDROOM THREE

2.88 x 2.84 (9'5" x 9'3")

Window to front.

Radiator.

#### SITTING ROOM

4.53 x 3.73 (14'10" x 12'2")

Bay window to front.

Gas fire set in brick surround, laminate flooring and radiator.

#### DINING ROOM

2.94 x 3.79 (9'7" x 12'5")

French doors to conservatory.

Laminate flooring, 2x radiators, opening to:-

#### KITCHEN

3.14 x 2.62 (10'3" x 8'7")

Window and door to rear.

Fitted kitchen comprising wall and base units, integrated eye level oven, electric hob with extractor fan over, stainless steel sink unit, space for slimline dishwasher, space for fridge. Tiled floor and radiator.

#### UTILITY

2.36 x 2.47 (7'8" x 8'1")

Window to three elevations, door to side.

Base units and tiled floor.

#### CONSERVATORY

3.96 x 3.44 (12'11" x 11'3")

Windows to three elevations, French doors to side.

Tiled flooring with underfloor heating.

#### LANDING

2x storage cupboards with eaves access.

#### BEDROOM ONE

3.67 x 4.37 limited headspace (12'0" x 14'4" limited headspace)

Velux window to rear.

Radiator

#### EN SUITE

2.83 x 3.02 (9'3" x 9'10")

Velux window to rear.

Suite comprising corner shower cubicle, corner Jacuzzi bath, WC and wash hand basin in vanity unit. Fully tiled walls and floor, chrome ladder style radiator.

#### OUTSIDE

Externally, the front of property offers a driveway leading to the attached single garage and a lawned garden. To the rear there is a delightful garden which is mainly laid to lawn, together with a recently fitted Indian sandstone patio seating area, decked area and mature shrub borders.

#### GARAGE

7.62m x 3.81m (25 x 12'6")

Door to front and rear, window to side.

Power and water.

#### ADDITIONAL INFORMATION

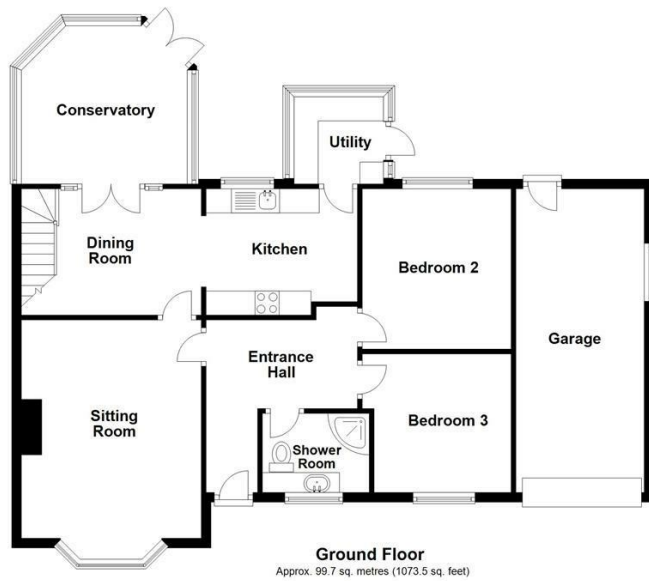
#### SERVICES

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.





Total area: approx. 141.6 sq. metres (1523.7 sq. feet)

**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

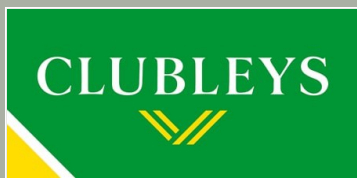
**FREE VALUATIONS FOR SALE**

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 |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      | 76        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

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 representation 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.

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.