



22, Roman Avenue North,  
Stamford Bridge, YO41 1DP  
£239,950



## ABOUT THE PROPERTY

This two bed semi detached property is situated in a quiet cul-de-sac. The accommodation briefly comprises dining room, inner hall, second bedroom, living room, garden room, second bedroom, fitted kitchen, family bathroom and the master bedroom on the first floor. Externally the property does not disappoint with enclosed garden to the front with a fish pond, driveway/carport providing ample off road parking. The rear garden is a credit to the current vendor being lovingly maintained and fully enclosed.

Contact Clubleys on 01759 373709 to arrange a viewing.







Tenure: Freehold  
East Riding Of Yorkshire Council  
Band: B

#### DINING ROOM

Double glazed window to the front elevation, radiator, coving to ceiling and laminate flooring.

#### INNER HALLWAY

3.27m x 0.89 (10'8" x 2'11")

#### SITTING ROOM

4.28m x 3.30m (14'0" x 10'9" )

Open fire with brick surround and slate hearth, double glazed window to the front elevation, radiator, ceiling light fan, coving and stairs to the first floor accommodation.

#### BEDROOM TWO

4.08m x 3.39m (13'4" x 11'1" )

Having laminate flooring, double glazed window to the rear elevation, radiator and coving to ceiling.

#### FITTED KITCHEN

2.59m x 2.74m (8'5" x 8'11" )

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, plumbing for washing machine, stainless steel sink unit, double glazed window to the side elevation, radiator and laminate flooring.

#### GARDEN ROOM

Double doors to garden.

#### BATHROOM

1.91m x 1.66m (6'3" x 5'5" )

Fitted suite comprising panelled bath, pedestal hand basin, low flush WC and opaque double glazed window to the side elevation.

#### FIRST FLOOR ACCOMMODATION

##### BEDROOM ONE

3.57m x 3.96m (11'8" x 12'11" )

Two velux windows to the rear elevation, one velux to front elevation, eaves storage, double glazed window to the side elevation and radiator.

#### OUTSIDE

Timber gates with carport, low maintenance gardens with variety of trees, built in bar with decked area. Front low maintenance garden with pond.

#### ADDITIONAL INFORMATION

##### COUNCIL TAX BAND

East Riding Of Yorkshire Council - Council Tax Band B

#### SERVICES

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

#### APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.



## 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

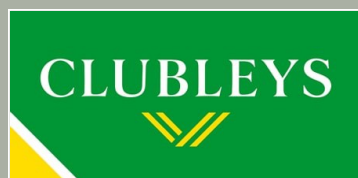
### FREE VALUATIONS FOR SALE

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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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.