



97, Roman Avenue South,
Stamford Bridge, YO41 1LS
£210,000

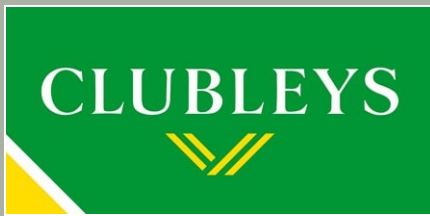


An ideal purchase for first time buyers and investors, we are delighted to offer this two bedroom end terraced property, situated in the sought after village of Stamford Bridge.

The accommodation briefly comprises an entrance porch with fitted cupboard, sitting room with dual aspect windows and stairs to the first floor, a fitted kitchen and lean to. To the first floor there is a landing providing access to two bedrooms both with fitted cupboards and a house bathroom.

Externally, the property offers a lawned garden to the front with off road parking leading to an attached single garage. The rear garden is low maintenance enjoying various seating areas.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Entered via side entrance door.
Storage cupboard and window to the front elevation.

SITTING ROOM

4.26m x 4.07m (13'11" x 13'4")
Window to the front elevation and two windows to the side elevation.
Stairs to first floor, wall mounted gas fire and two radiators.

KITCHEN

4.04m x 2.59m (13'3" x 8'5")
Window to rear elevation and door to rear.
Fitted with wall and base units, stainless steel sink unit, space for washing machine and slimline dishwasher, electric oven with extractor fan over.
Tiled flooring and radiator.

LEAN TO

1.92m x 0.97m (6'3" x 3'2")
Window to side and rear elevation, door to rear elevation.
Tiled flooring.

FIRST FLOOR

LANDING

Loft access and storage cupboard.

BEDROOM ONE

3.46m max + cupboard x 3.60m (11'4" max + cupboard x 11'9")
Two windows to the front elevation.
Storage cupboard and radiator.

BEDROOM TWO

2.46m x 2.27m (8'0" x 7'5")
Window to the rear elevation.
Storage cupboard and radiator.

BATHROOM

2.26m x 1.48m (7'4" x 4'10")
Window to the rear elevation.
Suite comprising panelled bath with electric shower over, low flush WC, pedestal hand basin. Chrome ladder style radiator and vinyl flooring.

OUTSIDE

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

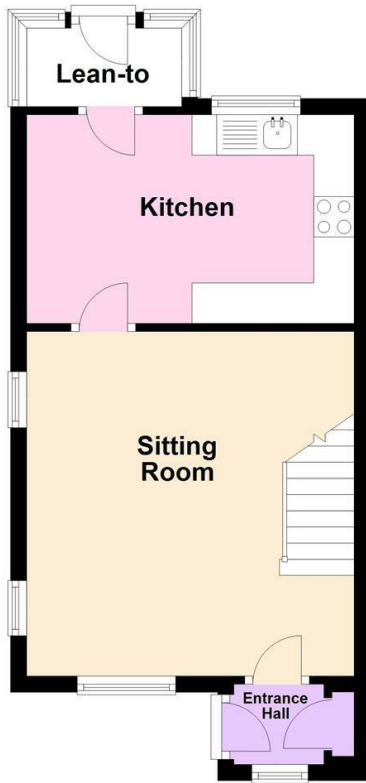
None of the appliances have been tested by the Agents.

TENURE / COUNCIL TAX BANDING

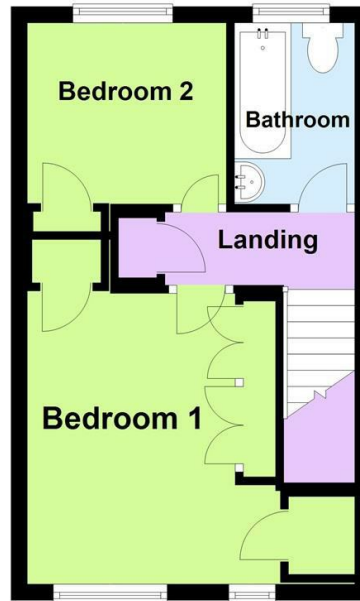
The property is Freehold. City of York Council - Band A.



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

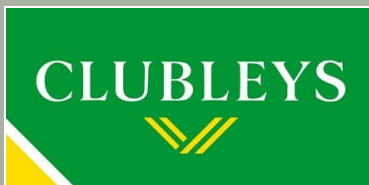
FREE VALUATIONS FOR SALE

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 (Holmeffeld Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffeldsolutions.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. Holmeffeld 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		70	86
(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.