

19, Stamford Bridge West,  
Stamford Bridge, YO41 1AQ  
£160,000



Offered with the convenience of no forward chain, we offer this two bedroom mid terraced property, requiring a full scheme of modernisation. The property benefits from off road parking accessed via a shared access driveway.

The accommodation comprises;- entrance hall with stairs to the first floor, sitting room and kitchen. To the first there is a landing, two bedrooms and a bathroom. Externally, the property offers a courtyard garden to the rear, with a right off access for the neighbouring properties and a brick built store and carport.

Please note this property does not currently have a central heating system.

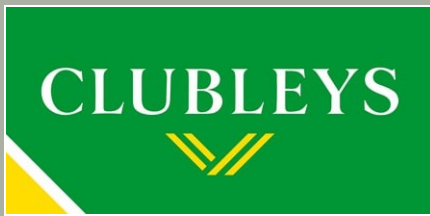
Contact Clubleys to arrange a viewing.

Tenure: Freehold. East Riding of Yorkshire Council Band: A



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Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: A

## THE ACCOMMODATION COMPRISES

Please note the property is freehold. East Riding of Yorkshire Council. Band A.

### ENTRANCE HALL

Front entrance door.  
Stairs to first floor.

### SITTING ROOM

4.24 x 4.14 (13'10" x 13'6")  
Window to front.  
Under stairs cupboard, gas fire (not tested).

### KITCHEN

4.99 x 2.42 (16'4" x 7'11")  
2x windows to rear, door to rear.  
Wall and base units, integral electric oven and hob with extractor fan over (not tested) and space for washing machine. Stainless steel sink unit.

### LANDING

Access to loft.

### BEDROOM ONE

4.16 x 4.14 (13'7" x 13'6")  
Window to front.  
Fitted cupboard.

### BEDROOM TWO

2.99 x 2.46 (9'9" x 8'0")  
Window to rear.  
Cupboard housing hot water cylinder.

### BATHROOM

1.91 x 1.49 (6'3" x 4'10")  
Window to rear.  
Bath with shower over, pedestal hand basin and low flush WC. Part tiled walls.

### OUTSIDE

Externally, the property offers a courtyard garden to the rear, with a right off access for the neighbouring properties and a brick built store and carport.

### ADDITIONAL INFORMATION

Mains water, electricity and drainage. Please note the property does not currently have a central heating system. Telephone connection subject to renewal with British Telecom.

### APPLIANCES

None of the above appliances have been tested by the Agent.

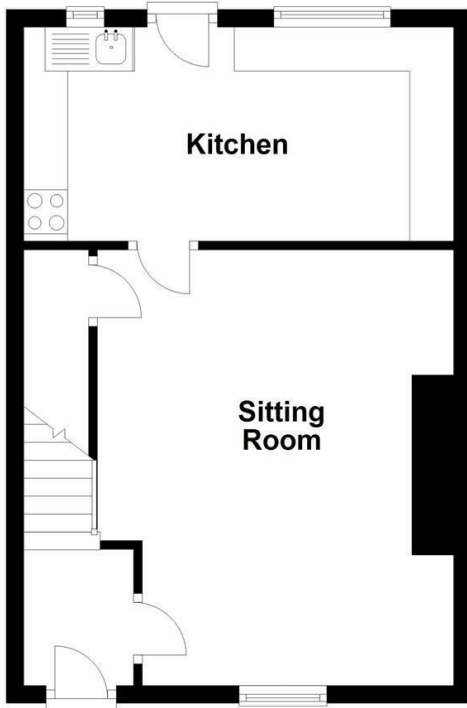
### COUNCIL TAX BAND & TENURE





## Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 73.4 sq. metres (789.9 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

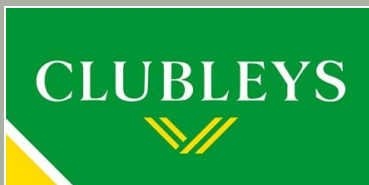
### FREE VALUATIONS FOR SALE

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			91
(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	

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.