



9, Roman Avenue South,
Stamford Bridge, YO41 1EZ
£312,000



ABOUT THE PROPERTY

Situated in the sought after village of Stamford Bridge we offer this deceptively spacious four bedroom semi detached house.

The accommodation briefly comprises of an entrance hall, shower room, ground floor bedroom, spacious sitting room, kitchen opening to the dining room and a sunroom/lean to. The first floor holds three generous sized bedrooms and a family bathroom.

Externally, the property offers a gravelled garden and driveway to the front providing ample off road parking leading to the garage. The rear garden is mainly laid to lawn with a patio seating area with fenced and hedged boundaries.

A viewing recommended to appreciate the size of the accommodation the property has to offer.







THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Stairs to first floor and radiator.

SHOWER ROOM

2.67 x 1.65 (8'9" x 5'4")
Window to side.
Suite comprising corner shower, wash hand basin in vanity unit and low flush WC. Fully tiled walls, radiator.

BEDROOM THREE

3.49 x 3.48 (11'5" x 11'5")
Window to side.
Under stairs cupboard, radiator.

SITTING ROOM

6.21 x 3.35 (20'4" x 10'11")
Window to front.
Electric fire, radiator.

DINING ROOM

3.35 x 3.12 (10'11" x 10'2")
Sliding doors to rear.
Radiator. Open to;-

KITCHEN

3.37 x 3.08 (11'0" x 10'1")
Door to side, window to rear.
Wall and base units comprising 1 1/2 bowl stainless steel sink unit, integrated eye level oven, electric hob with extractor fan over, space for under counter fridge and washing machine.
Radiator.

CONSERVATORY / LEAN TO

3.98 x 2.86 (13'0" x 9'4")
French doors to rear, windows to side and rear.

FIRST FLOOR

LANDING

Providing access to;-

BEDROOM ONE

4.73 x 3.41 (15'6" x 11'2")
Window to front.
Radiator.

BEDROOM TWO

3.37 min x 3.11 (11'0" min x 10'2")
Window to rear.
Radiator.

BEDROOM FOUR

3.13 x 2.96 (10'3" x 9'8")
Window to rear.
Radiator.

FAMILY BATHROOM

3.52 x 2.56 (11'6" x 8'4")
Window to side.
Suite comprising corner bath, wash hand basin in vanity unit and low flush WC. Fully tiled walls, storage cupboard, access to eaves space and radiator.

OUTSIDE

To the front of the property there is a gravelled garden and driveway providing ample off road parking leading to a garage. The rear is mainly laid to lawn with seating areas, a garden shed and mature hedge and fence boundaries.

ADDITIONAL INFORMATION

SERVICES

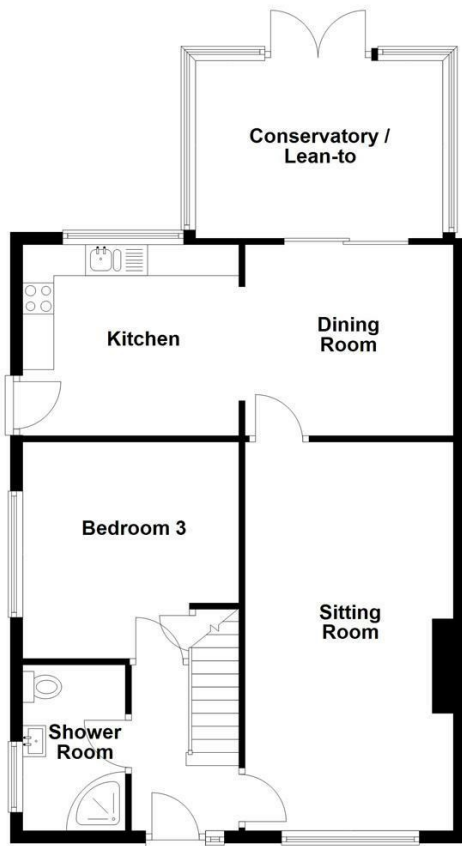
Mains Gas, Water, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

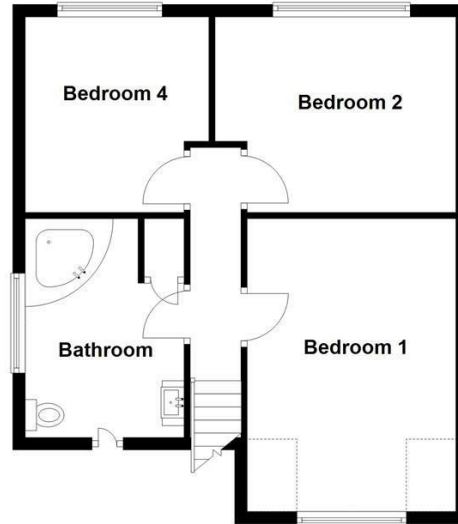
None of the appliances have been tested by the Agent.



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

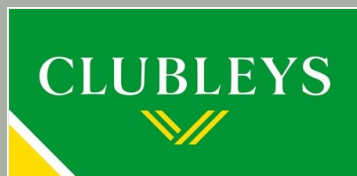
FREE VALUATIONS FOR SALE

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.

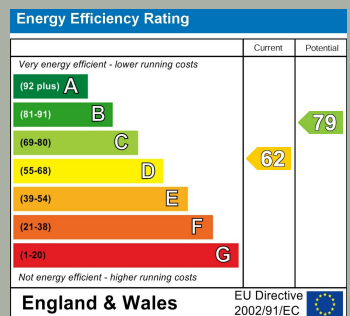
MORTGAGES

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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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.