



64, Roman Avenue South,
York, Stamford Bridge, YO41 1LS
Offers Over £225,000



We are pleased to offer for sale this well presented two bedroom semi-detached bungalow situated in this popular and sought after area of Stamford Bridge.

The accommodation briefly comprises of a fitted kitchen, sitting room with bay window and an inner hall providing access to a recently fitted shower room and two bedrooms, one of which currently used as a dining room.

Externally there is a lawned garden and driveway to the front providing ample off road parking leading to the single garage. The rear garden is low maintenance comprising of a gravelled garden with a patio seating area, fenced boundaries and an open aspect to the behind.

Viewing recommended.



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Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES

KITCHEN

3.7 x 2.19 (12'1" x 7'2")

Front entrance door and window to side.

Fitted with a range of wall and floor units, 1.5 bowl stainless steel sink unit, work surfaces, stainless steel electric oven and ceramic hob with extractor over, plumbed for washing machine, part tiles walls, vertical flat panel radiator.

SITTING ROOM

5.02 x 3.40 (16'5" x 11'1")

Bay window to the front.

Electric fire set in modern surround, TV aerial point, double radiator.

INNER HALL

Access to loft space, storage cupboard.

BEDROOM ONE

3.41 x 2.95 (11'2" x 9'8")

Window to the rear.

Radiator.

BEDROOM TWO

2.65 x 2.56 (8'8" x 8'4")

Window and door to the rear.

Radiator.

SHOWER ROOM

Window to the side.

White suite comprising a walk in shower with rainfall shower head and additional attachment, wash hand basin set in floating vanity unit, low level WC, aqua boarding and radiator.

OUTSIDE

Externally there is a lawned garden and driveway to the front providing ample off road parking leading to the single garage. The rear garden is low maintenance comprising of a gravelled garden with a patio seating area, fenced boundaries and an open aspect to the behind.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

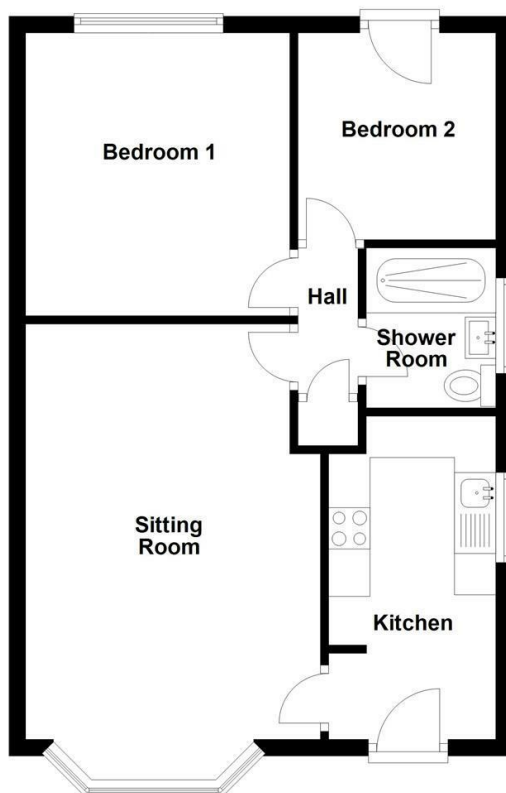
SERVICES

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

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

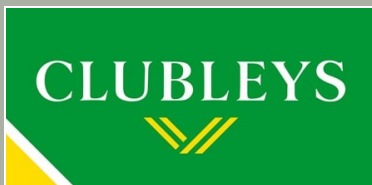
FREE VALUATIONS FOR SALE

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		70	
(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	

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.