



6, Tostig Close,
Stamford Bridge, YO41 1PB
Chain Free £325,000



ABOUT THE PROPERTY

OPEN TO OFFERS

Offered to the market with the convenience of no forward chain is this deceptively spacious detached bungalow, that has been extensively extended over the years, creating huge potential for refurbishment or reconfiguration to make into your perfect home.

The property briefly comprises a large kitchen diner, sitting room, dining area, bathroom, four good sized bedrooms (one with en suite shower room) and a conservatory.

Externally, the property offers a front garden with driveway providing ample off road parking. There is a side gate giving access to the rear garden which is mainly laid to lawn enjoying a great degree of privacy, mature borders, a patio seating area and summer house.

Tostig Close is a great cul de sac with benefit of a passageway that leads to High Catton Road and just a short walk into The Square. We urge you to view this property to appreciate its great size and potential that it has to offer.







THE ACCOMMODATION COMPRISES;-

KITCHEN DINER

8.22 x 2.61 min extending to 3.51 (26'11" x 8'6" min extending to 11'6")

Side entrance door and 2x windows to side.

Kitchen comprising of wall and base units with working surfaces, 1 1/2 stainless steel sink, integrated eye level double oven, four ring electric hob, space for washing machine and under counter fridge. Wall mounted gas fired central heating boiler, storage cupboard, 2x radiators. Open to inner hall with further storage cupboard and radiator.

SITTING ROOM

5.49 x 3.35 (18'0" x 10'11")

Bay window to front.

Gas fire and 2x radiators. Open to;-

DINING AREA

2.63 x 2.58 (8'7" x 8'5")

Window to front.

Radiator.

BATHROOM

1.98 x 1.66 (6'5" x 5'5")

Window to side.

Suite comprising corner bath with electric shower over, low flush WC and wash hand basin in vanity unit. Fully tiled walls and radiator.

BEDROOM ONE

3.44 + door recess x 3.32 (11'3" + door recess x 10'10")

Sliding doors to rear.

Fitted wardrobe and dressing table, radiator.

EN SUITE SHOWER ROOM

2.39 x 0.92 (7'10" x 3'0")

Suite comprising shower cubicle, low flush WC and wash hand basin. Fully tiled walls and extractor fan.

BEDROOM TWO

5.00 x 3.37 max (16'4" x 11'0" max)

Sliding doors and window to rear.

Fitted furniture, radiator.

BEDROOM THREE

3.35 x 3.24 (10'11" x 10'7")

Velux window.

Radiator.

BEDROOM FOUR

3.56 x 2.72 + door recess (11'8" x 8'11" + door recess)

Window to front.

Radiator.

CONSERVATORY

2.96 x 2.91 (9'8" x 9'6")

Door to rear, windows to side and rear.

Tiled floor.

OUTSIDE

Externally, the property offers a front garden with driveway providing ample off road parking. There is a side gate giving access to the rear garden which is mainly laid to lawn enjoying a great degree of privacy, mature borders, a patio seating area and summer house.

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.





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

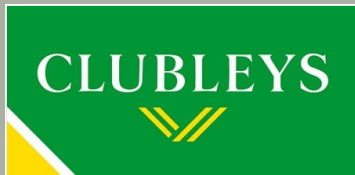
FREE VALUATIONS FOR SALE

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.



8 The Square, Stamford Bridge, York,
YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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.