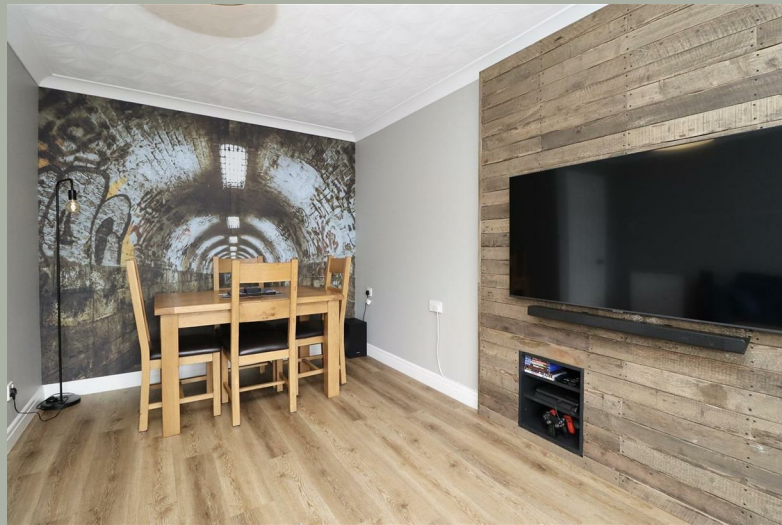


25, Godwins Way,  
Stamford Bridge, YO41 1DA  
£295,000





## ABOUT THE PROPERTY

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Welcome to this charming three bedroom detached bungalow located on Godwins Way in the popular village of Stamford Bridge.

The accommodation briefly comprises of entrance hall, utility cupboard, cloakroom, kitchen, sitting room, three bedrooms and a shower room.

Externally the property offers an area of lawn to the front and driveway to the side providing ample off road parking and leading up to the detached garage. The rear garden is low maintenance with block paving, mature borders, pergola, garden shed and oil tank.

Viewing is highly recommended to appreciate the accommodation on offer.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

#### THE ACCOMMODATION COMPRISES OF:

##### ENTRANCE HALL

Side entrance door.  
Radiator, luxury vinyl tile flooring and access to the loft.

##### CLOAKROOM

1.56m x 0.87m (5'1" x 2'10")  
Opaque window to side.  
Low flush W.C., hand basin, electric heater and luxury vinyl tile flooring.

##### UTILITY CUPBOARD

Carpeted, with plumbing for the washing machine and housing the fusebox.

##### SITTING ROOM

3.97m x 4.96 m + bay (13'0" x 16'3" m + bay)  
Bay window to front.  
Luxury vinyl tile flooring and double radiator.

##### KITCHEN

2.75m x 2.85 m (9'0" x 9'4" m)  
Window to side.  
Fitted wall and floor units with work surfaces, 1.5 bowl stainless steel sink unit, integrated oven and hob with cooker hood over, part tiled.

##### BEDROOM ONE

3.94m x 2.77 m (12'11" x 9'1" m)  
Window to rear.  
Fitted wardrobes to one wall, radiator and carpet flooring.

##### BEDROOM TWO

3.79m x 2.58 m (12'5" x 8'5" m)  
Window to rear.  
Radiator and carpet flooring.

##### BEDROOM THREE

3.00m x 2.47 m (9'10" x 8'1" m)  
Window to front.  
Radiator and carpet flooring.

##### SHOWER ROOM

2.55m x 2.08 m (8'4" x 6'9" m)  
Opaque window to side.  
Coloured suite comprising pedestal hand basin, low flush W.C., large shower, radiator and part tiled walls.

##### OUTSIDE

Externally the property offers an area of lawn to the

front and driveway to the side providing ample off road parking and leading up to the detached garage. The rear garden is low maintenance with block paving, mature borders, pergola, garden shed and oil tank.

##### GARAGE

6.97m x 2.55 m (22'10" x 8'4" m)  
Up and over door, side entrance door, power and light.

#### ADDITIONAL INFORMATION

##### SERVICES

Oil fired central heating, mains water, electricity and drainage. Telephone connection subject to renewal by British Telecom.

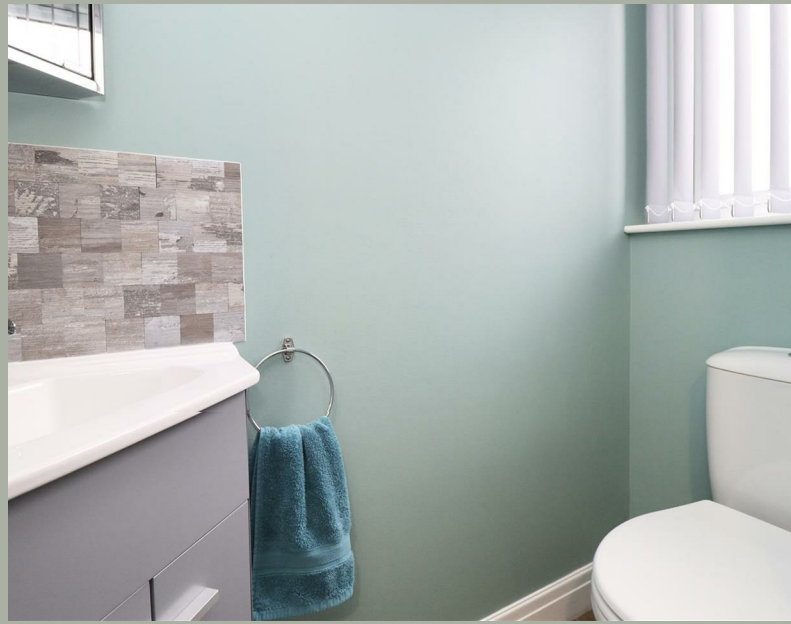
##### APPLIANCES

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

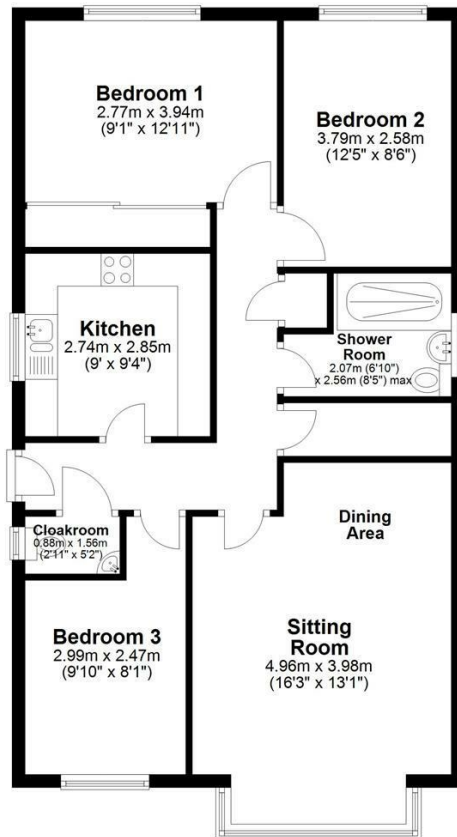
##### COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band D.





## 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			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(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.