



20, Roman Avenue South,
Stamford Bridge, YO41 1EZ
£325,000



ABOUT THE PROPERTY

Nestled in the highly sought-after village of Stamford Bridge and offered with no onward chain, this deceptively spacious three-bedroom semi-detached home is a must-see.

The downstairs accommodation comprises of entrance hall, a convenient shower room and separate WC, and three generously proportioned reception areas, perfect for both relaxed family living and entertaining. The kitchen boasts stunning open views to the rear.

Upstairs, you'll find three well-sized bedrooms, each offering ample space along with a large, family-sized bathroom—ideal for unwinding after a busy day.

Outside, the property features a gravel garden and a driveway at the front, providing ample off-street parking that leads to a double garage—a rare find for this property type. The rear garden is easy to maintain, complete with a seating area and bordered by fences and hedges.

We highly recommend scheduling a viewing to fully appreciate the extensive living space this home offers.







Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door.
Stairs to first floor, radiator.

SHOWER ROOM

1.68m x 1.64m (5'6" x 5'4")
Window to side.
Suite comprising corner shower and corner wash hand basin.
Fully tiled, radiator and wall mounted gas fired boiler.

WC

1.65m x 0.88m (5'4" x 2'10")
Window to side.
Low flush WC. Part tiled walls.

SITTING ROOM

6.49m x 3.37m (21'3" x 11'0")
Window to front.
Gas fire set in Adam style surround, radiator.

REAR RECEPTION ROOM

3.37m x 3.05m (11'0" x 10'0")
French doors to rear.
Double radiator.

KITCHEN

3.42m x 3.06m (11'2" x 10'0")
Window to rear, door to side.
Wall and base units comprising of work surfaces, integrated electric oven with gas hob and extractor fan over, one and a half sink unit, integrated dishwasher, space for washing machine, integrated fridge/freezer.
Opening to:-

DINING ROOM

3.67m x 3.47m (12'0" x 11'4")
Window to side.
Under stairs cupboard and radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

3.42m x 3.99m max plus wardrobes (11'2" x 13'1" max plus wardrobes)
Window to front.
Radiator.

BEDROOM TWO

3.26m x 3.11m (10'8" x 10'2")
Window to rear.
Radiator.

BEDROOM THREE

3.43m x 3.29m (11'3" x 10'9")
Window to rear.
Radiator.

FAMILY BATHROOM

2.44m x 2.46m (8'0" x 8'0")
Window to side.
Suite comprising of panelled bath, shower cubicle and wash hand basin and WC set within a vanity unit. Part tiled walls and radiator.

OUTSIDE

The property features a gravel garden and a driveway at the front, providing ample off-street parking that leads to a double garage. The rear garden is easy to maintain, complete with a seating area and bordered by fences and hedges with field views.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

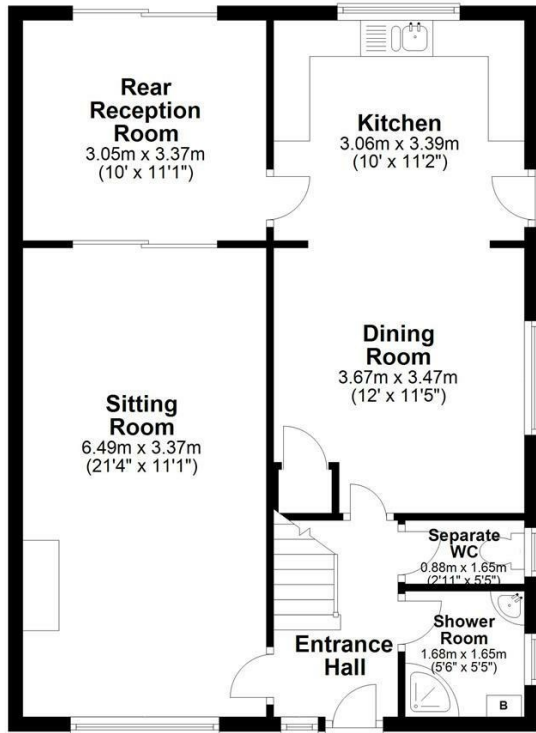
REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



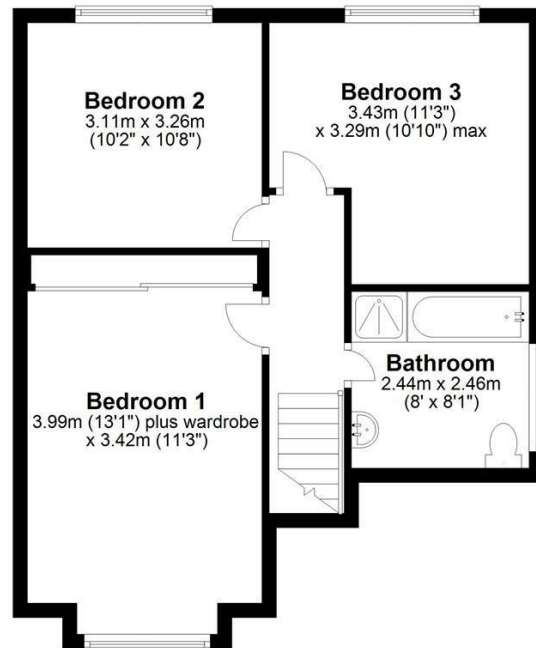
Ground Floor

Approx. 66.8 sq. metres (719.4 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 118.1 sq. metres (1271.2 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

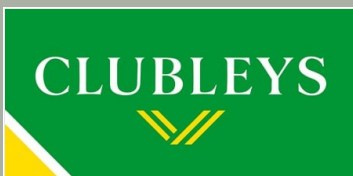
FREE VALUATIONS FOR SALE

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	85
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.