



1, James Lloyd Drive,
Stamford Bridge, YO41 1FF
Offers Over £235,000



Clubleys offer this immaculately presented two bedroom end terraced house located in the sought after village of Stamford Bridge.

The accommodation comprises an entrance hall with stairs to first floor, a downstairs WC and a spacious open plan living which incorporates a modern fitted kitchen together with integrated oven and hob, and space for dishwasher and fridge freezer, and French doors which lead out to the rear. Off the kitchen there is also a spacious cupboard with plumbing for a washing machine. To the first floor there are two double bedrooms, the master having fitted wardrobes to one wall, and a fully tiled bathroom. Externally, the property offers a lawned garden and driveway providing off road parking for two cars. To the rear there is a fully enclosed garden with decked seating area and a storage shed.

Contact Clubleys on 01759 373709 to arrange your viewing.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

ENTRANCE HALL

Front entrance door.
Stairs to first floor.

WC

Opaque window to front.
Suite comprising low flush WC and wash hand basin.

OPEN PLAN LIVING

5.97 max x 4.36 max (19'7" max x 14'4" max)
French doors to rear, under stairs cupboard housing space for washing machine.
The kitchen area comprises wall and floor units incorporating working surfaces, integrated oven with hob and extractor fan over, stainless steel sink unit, space for fridge freezer and dishwasher.

LANDING

Window to side.

BEDROOM ONE

3.83 x 2.85 (12'7" x 9'4")
2x windows to rear.
Fitted wardrobes to one wall.

BEDROOM TWO

4.37 max x 2.64 (14'4" max x 8'8")
2x windows to front.
Airing cupboard.

BATHROOM

2.11 x 1.93 (6'11" x 6'4")
White suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low flush WC. Chrome ladder style towel rail, fully tiled walls and flooring.

ADDITIONAL INFORMATION

MAINTENANCE CHARGE

Please note that there is a maintenance fee associated with this property. Please contact us for further information.

SERVICES

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

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

COUNCIL TAX

East Riding of Yorkshire Council - Tax Band B.

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

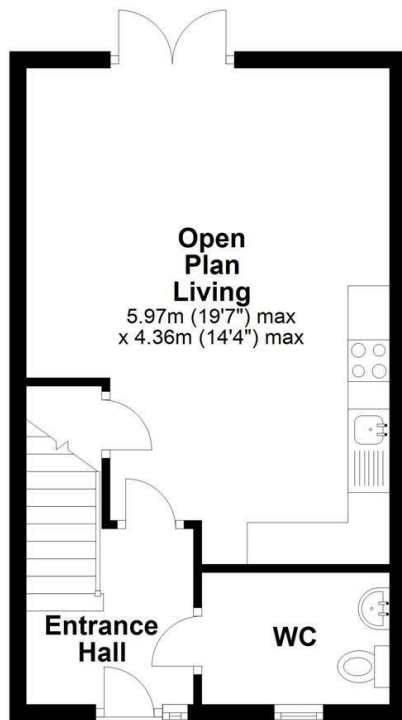
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

clubleys.com

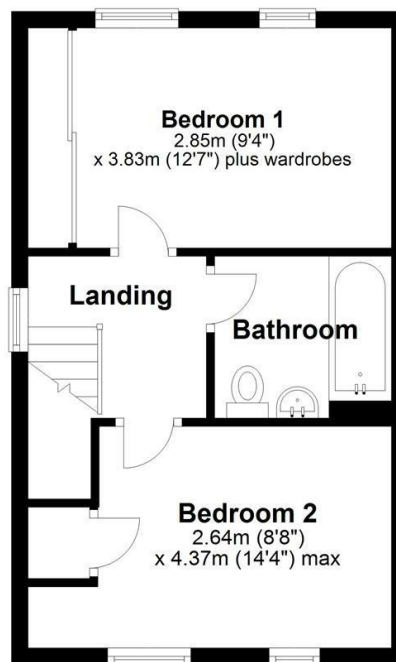


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 65.7 sq. metres (707.5 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

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.

MATERIAL INFORMATION

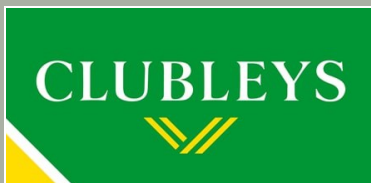
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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.