



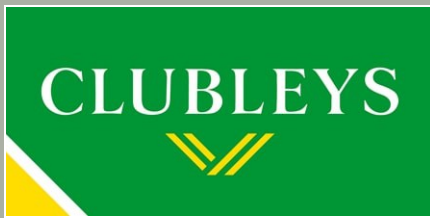
71, Roman Avenue South,
Stamford Bridge, YO41 1LS
Offers In The Region Of £235,000



Situated close to the No.10 bus route, this extended two-bedroom semi-detached bungalow is offered with no onward chain and represents an exciting opportunity to create a lovely home tailored to your taste.

The property has been extended to the rear, providing a spacious kitchen/diner that opens into a bright and airy conservatory, perfect for entertaining or relaxing. The generous layout also includes a double bedroom with fitted wardrobes and French doors to the rear garden, a single bedroom to the front with additional storage, and a shower room. Outside, you'll find a beautifully mature front garden, a driveway, single garage, and a fully enclosed rear garden complete with a summer house — an ideal retreat or creative space.

With its flexible layout, great outdoor space, and scope to improve, this bungalow offers a fantastic opportunity in a well-connected and sought-after location.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES

KITCHEN DINER

5.91m x 2.92m max (19'4" x 9'6" max)

UPVC door to side and windows to side.

Wall and base units comprising of work surfaces, integrated electric oven and grill, four ring electric hob with extractor fan over and 1 1/2 sink unit. Space for dishwasher and plumbing for washing machine. Part tiled walls, tiled floor and radiator.

French doors leading to the conservatory.

HALLWAY

2.98m x 0.89m (9'9" x 2'11")

Tiled flooring, storage cupboard and access to loft which houses the gas boiler.

SITTING ROOM

3.41m max x 5.04m (11'2" max x 16'6")

Bay window to the front, electric wood effect fire in surround and radiator.

BEDROOM ONE

3.57m x 2.92m max (11'8" x 9'6" max)

UPVC french doors opening out to the rear garden.

Fitted wardrobes, radiator and laminate wood flooring.

BEDROOM TWO

3.88m x 2.23m max (12'8" x 7'3" max)

Arch window to the front and window to the side.

Fitted wardrobes to one wall, radiator and laminate wood flooring.

SHOWER ROOM

3.12m x 1.63m (10'2" x 5'4")

Two opaque windows to the side.

Suite comprising shower cubicle with electric shower and tiled walls, vanity unit incorporating low flush WC and wash hand basin.

Aqua panel walls, tiled floor, storage cupboard and chrome ladder towel rail.

CONSERVATORY

3.07m x 2.64m (10'0" x 8'7")

Part brick and UPVC window panels, solid roof, tiled flooring and french doors leading out to the rear garden.

GARAGE

Up and over door, power and light.

OUTSIDE

Outside, you'll find a beautifully mature front garden, a driveway, single garage, and a fully enclosed rear garden complete with a summer house — an ideal retreat or creative space.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

None of the appliances have been tested by the Agents.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band B.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



Total area: approx. 71.5 sq. metres (769.7 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

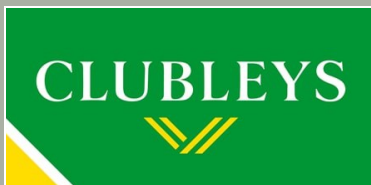
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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		
(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	70	78
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.