

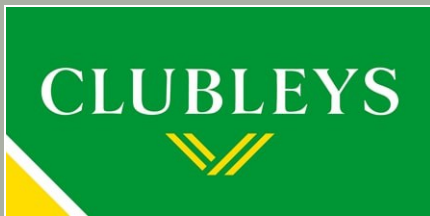


2, The Shallows,
Stamford Bridge, YO41 1AF
Chain Free £95,000



A well-proportioned one bedroom apartment with parking, ideally located in the heart of Stamford Bridge. Enjoying lovely views across The Square and the River Derwent. The accommodation includes an entrance hall, sitting room, fitted kitchen, inner hall, bathroom, and a bedroom. The apartment benefits from UPVC double glazing and an allocated parking space.

A fantastic opportunity in a sought-after location—early viewing recommended!



Tenure: Leasehold
East Riding of Yorkshire Council
BAND: A

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Upvc double glazed entrance door, laminate floor.

FITTED KITCHEN

4.1 x 2.85 (13'5" x 9'4")

Fitted with a range of wall and base units, working surfaces, stainless steel sink unit, double electric oven with 4 ring electric hob and extractor over, part tiled walls.

SITTING ROOM

4.59 x 4.53 (15'0" x 14'10")

Upvc double glazed window to front elevation, TV aerial point, laminate flooring.

INNER HALL

Fitted cupboard housing hot water cylinder.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, sky light, laminate floor.

BEDROOM

3.9 x 3.6 (12'9" x 11'9")

Upvc double glazed window to rear elevation, electric convector heater, TV point, laminate floor.

OUTSIDE

Outside store and parking for one vehicle.

ADDITIONAL INFORMATION

LEASE

We have been advised that the property was granted a 999 year lease with an annual service charge/ground rent of £20.

APPLIANCES

None of the appliances have been tested by the Agent.

SERVICES

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

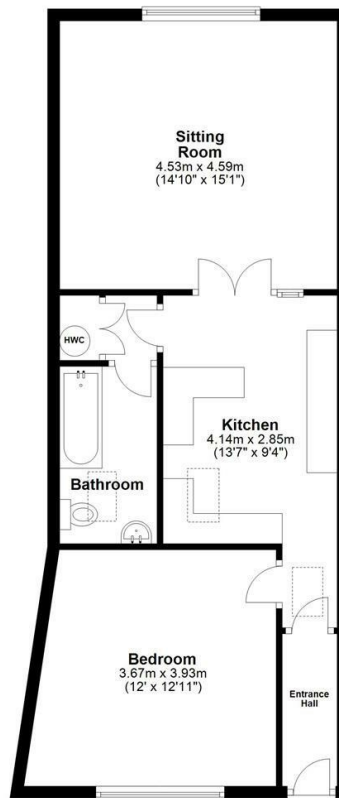
COUNCIL TAX BAND

East riding of Yorkshire Council - Tax Band A.

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Estate Agents | Lettings Agents | Chartered Surveyors



First Floor

Total area: approx. 59.0 sq. metres (635.3 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

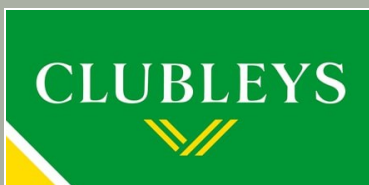
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

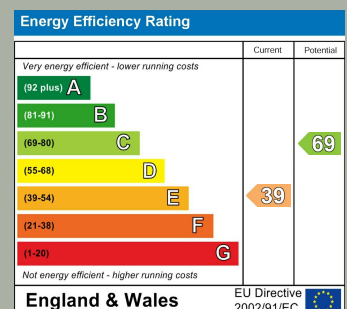
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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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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.