



6, Foresters Walk,
Stamford Bridge, YO41 1BB
£295,000



Positioned in a quiet cul-de-sac and offered with no forward chain, this recently refurbished three-bedroom detached bungalow presents a fantastic opportunity for buyers.

The accommodation includes an entrance lobby leading into a spacious sitting room with a bright bay window and additional side aspect windows. The kitchen has been refreshed with repainted units, new worktops, a brand-new oven, and a new sink — providing a smart interim finish while offering scope for the new owner to make it their own.

There are three bedrooms, one of which adjoins the kitchen and could be reconfigured to create a modern kitchen/diner if desired. A family bathroom, separate WC, and a conservatory opening onto the rear garden complete the layout.

The rear garden is mainly laid to lawn and enjoys a good degree of privacy, while the front garden is also lawned. A generous driveway provides ample off-road parking and leads to a single garage.

Viewing Recommended.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

ENTRANCE HALL

1.12 x 2.61 (3'8" x 8'6")

Front entrance door and radiator. Leading to:

SITTING ROOM

5.62 x 3.31 (18'5" x 10'10")

Having a double glazed bay window to front elevation, electric fire in marble style surround, television point, two windows to the side and two radiators.

KITCHEN

4.38 x 2.21 (14'4" x 7'3")

Fitted with a range of wall and base units, with an under counter fridge, freestanding electric oven with extractor fan over. Plumbing for automatic washing machine, vinyl floor and radiator. UPVC double glazed window and door to side elevation.

INNER HALL

Loft access.

BEDROOM ONE

3.57 x 3.52 (11'8" x 11'6")

Having a UPVC double glazed window to rear elevation and radiator.

BEDROOM TWO

3.62 x 2.34 (11'10" x 7'8")

Radiator and sliding door leading to the conservatory.

BEDROOM THREE

2.61 x 2.59 (8'6" x 8'5")

UPVC window to the side and radiator.

CONSERVATORY

3.17 x 2.76 (10'4" x 9'0")

UPVC window to side & rear and door to side.

BATHROOM

2.31 x 1.47 (7'6" x 4'9")

UPVC window to side, panelled bath with shower over, wash hand basin in vanity unit, storage cupboard, vinyl floor, radiator and partly tiled walls.

SEPARATE WC

1.33 x 0.79 (4'4" x 2'7")

UPVC window to side, low flush WC, vinyl floor and partly tiled walls.

OUTSIDE

The rear garden is mainly laid to lawn and enjoys a

good degree of privacy, while the front garden is also lawned. A generous driveway provides ample off-road parking and leads to a single garage.

ADDITIONAL INFORMATION

SERVICES

Oil fired central heating, Mains Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agents.

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Estate Agents | Lettings Agents | Chartered Surveyors



Ground Floor

Total area: approx. 80.8 sq. metres (869.8 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

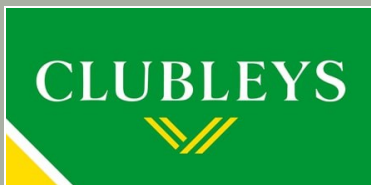
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

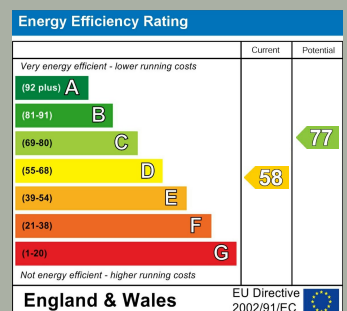
MORTGAGES

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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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.