

CLUBLEYS



95, Roman Avenue South,
York, Stamford Bridge, YO41 1LS
Offers In The Region Of £255,000



ABOUT THE PROPERTY

No Onward Chain | Extended Three Bedroom Home | Sought-After Stamford Bridge Location

Offered to the market with no forward chain, this deceptively spacious and extended three-bedroom home is ideally situated in the highly desirable village of Stamford Bridge.

The well-presented accommodation briefly comprises an entrance hall with useful storage cupboard, a spacious sitting room, and a dining room featuring stairs to the first floor. To the rear, there is a fitted kitchen providing access to the garden. Upstairs, the property offers three generously sized bedrooms and a family bathroom. Externally, the front garden has been attractively gravelled to provide additional off-street parking. The rear garden is designed for easy maintenance, with a paved patio area immediately beyond the house and a decked seating area - perfect for outdoor entertaining.

This lovely home offers excellent living space in a popular village location, ideal for families or professionals alike. Early viewing is highly recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.





ENTRANCE HALL

Having a front entrance door, a UPVC double glazed window to the front elevation and a fitted cupboard.

SITTING ROOM

4.27 x 3.99 (14'0" x 13'1")

Having a UPVC double glazed window to the front elevation, coving to ceiling, wooden flooring, contemporary style living flame gas fire, telephone point, television point and double radiator.

DINING ROOM

5.45 max x 2.70 (17'10" max x 8'10")

Having a UPVC double glazed window to the front elevation, stairs to first floor accommodation, under stairs cupboard and a radiator.

FITTED KITCHEN

4.07 x 2.63 (13'4" x 8'7")

Fitted with a range of wall and base units, working surfaces, electric cooker with four ring hob, stainless steel extractor fan over, stainless steel sink unit, part tiled walls, tiled flooring and breakfast bar. Having a UPVC double glazed window to the rear elevation, a wooden door to the rear garden, wall mounted gas fired central heating boiler and a double radiator.

LANDING

Having access to loft space and a double radiator.

BEDROOM ONE

3.99 max x 3.61 (13'1" max x 11'10")

Having two UPVC double glazed windows to the front elevation, television point, fitted wardrobes and a double radiator.

BEDROOM TWO

3.66 x 2.70 (12'0" x 8'10")

Having a UPVC double glazed window to the front elevation and a double radiator.

BEDROOM THREE

2.77 x 2.49 (9'1" x 8'2")

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

BATHROOM

Having a UPVC double glazed frosted window to the rear elevation, part tiled walls, tiled flooring, access to loft space and a double radiator. Three piece white suite comprising:- panelled bath with Mira shower over, wash hand basin in vanity unit and low level WC.

OUTSIDE

The front garden has been gravelled for additional off street parking. Designed for easy maintenance, the rear garden is paved immediately beyond the house with a decked seating area.

GARAGE

Having an up and over door.

ADDITIONAL INFORMATION:-

SERVICES

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

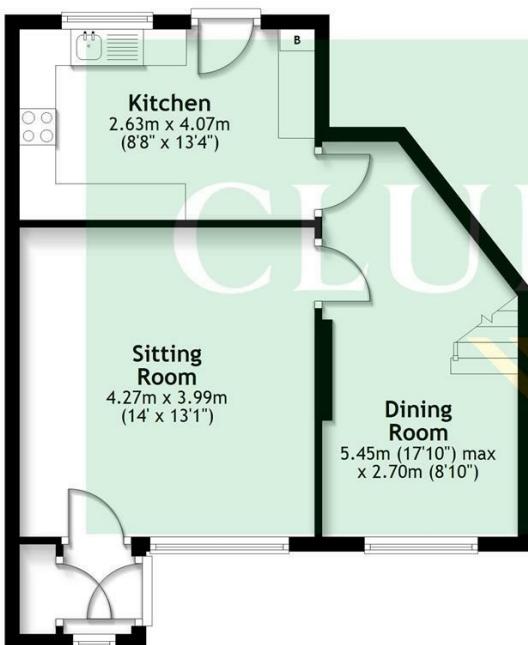
APPLIANCES

None of the appliances have been tested by the Agent.



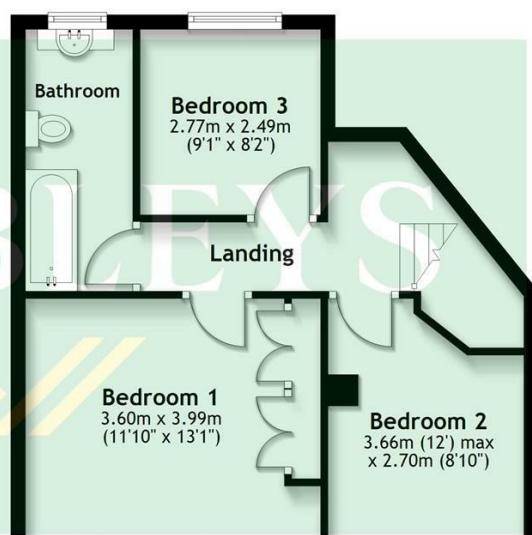
Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 86.1 sq. metres (926.3 sq. feet)

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.

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.



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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	71	77
(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.