



19, Battleflats Way,  
Stamford Bridge, YO41 1JN  
£315,000



## ABOUT THE PROPERTY

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We are pleased to offer this well presented and maintained three bedroom detached bungalow ideally located on the number 10 bus route, in the sought after village of Stamford Bridge.

The accommodation comprises a side entrance hall leading to a modern kitchen, cloakroom/WC, and a third bedroom to the front which could be used as a dining room or study. There is a bright and spacious sitting room, and inner hall leading to two further bedrooms, a well equipped and modern shower room and a conservatory.

Outside consists of a low maintenance garden to both the front and rear, a driveway providing off road parking and a single garage.

Viewing is highly recommended.

Tenure: Freehold. East Riding of Yorkshire Council Band: C







#### DIRECTIONS

On leaving the office turn left and take a right hand turning on to Church Road. Turn left before the church onto Moor Road, turn left onto Battleflats Way and number 19 can be easily identified on the right hand side, on the corner of St Johns Close.

#### THE ACCOMMODATION COMPRISES;-

##### SIDE ENTRANCE

2.73 x 0.88 (8'11" x 2'11")

Having a UPVC double glazed entrance door to side elevation, burglar alarm system, radiator.

##### SEPERATE WC

Having an UPVC frosted double glazed window to side elevation, low flush WC and wash hand basin, radiator.

##### BEDROOM 3

4.40 max x 2.55 (14'5" max x 8'4")

Having a UPVC double glazed window to front elevation, telephone point, radiator, coving to ceiling.

##### FITTED KITCHEN

3.03 x 2.57 (9'11" x 8'5")

Fitted with a range of wall and base units, with an integrated dishwasher, fridge, electric oven with four ring electric hob with extractor fan over. 1 ½ stainless steel sink unit, plumbing for automatic washing machine. UPVC double glazed window and door to side elevation.

##### SITTING ROOM

5.86 x 3.73 (19'3" x 12'3")

Having a double glazed bay window to front elevation, living flame gas fire, television point, coving to ceiling, two radiators.

##### INNER HALLWAY

Having access to loft, airing cupboard housing recently fitted gas fired central heating boiler.

##### SHOWER ROOM

2.21 x 1.90 (7'3" x 6'3")

Having a UPVC double glazed frosted window to side elevation, fully tiled walls, tiled flooring, white suite comprising low flush WC and wash hand basin. Walk in shower, chrome ladder style heated towel rail.

##### BEDROOM 1

3.47 x 2.83 (11'5" x 9'3")

Having a UPVC double glazed window to rear elevation, fitted wardrobes, radiator, coving to ceiling.

##### BEDROOM 2

2.98 x 2.83 (9'9" x 9'3")

Currently used as a dining room. Having a radiator. Sliding doors leading to;-

##### CONSERVATORY

2.99 x 2.27 (9'10" x 7'5")

UPVC double glazed and part brick construction. Double radiator. Doors opening to;-

##### OUTSIDE

##### REAR GARDEN

Beautiful fully enclosed landscaped garden designed for easy maintenance. Patio immediately beyond the property, steps leading to raised gravelled garden with further seating areas.

##### FRONT GARDEN

Low maintenance gravelled front garden, driveway leading to;-

##### GARAGE

6.91 x 2.28 (22'8" x 7'6")

Having an electric up and over door, power and lighting.

##### ADDITIONAL INFORMATION

##### SERVICES

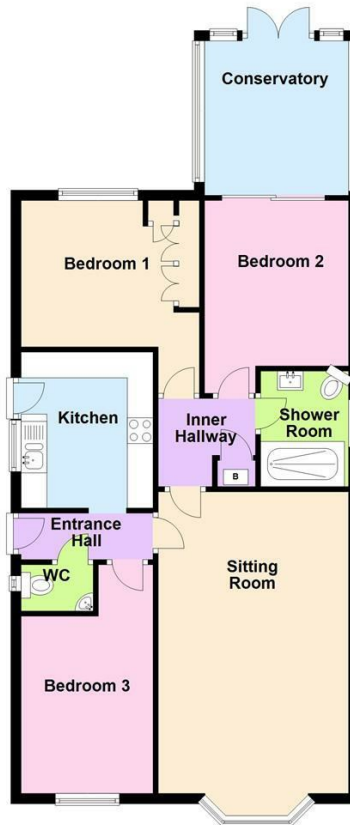
Gas fired central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

##### APPLIANCES

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



**Ground Floor**  
Approx. 81.9 sq. metres



Total area: approx. 81.9 sq. metres

**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

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

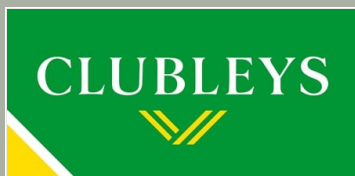
**FREE VALUATIONS FOR SALE**

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.

**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		83
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.