

70, Roman Avenue South,
York, Stamford Bridge, YO41 1LS
£230,000



We are delighted to offer this well presented two bedroom semi detached bungalow just a stones throw from the no. 10 bus route, located within the sought after village of Stamford Bridge.

The accommodation comprises, sitting room, kitchen, two double bedrooms, conservatory and bathroom.

Outside there is a detached garage with driveway providing ample off road parking and easy maintained gardens to the front and rear.

Viewing Recommended.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES

SITTING ROOM

5.06 x 3.37 (16'7" x 11'0")
Window to the front elevation.
Log burner, double radiator, ceiling coving.

FITTED KITCHEN

5.88 x 2.19 (19'3" x 7'2")
Front entrance door and window to the side.
Fitted with a range of wall and floor units incorporating electric oven, 4 ring gas hob with cooker hood over, plumbed for washing machine and dishwasher, 1.5 bowl sink unit, work surface, part tiled walls,

INNER HALL

Access to loft, store cupboard.

BEDROOM ONE

3.56 x 2.98 (11'8" x 9'9")
Wardrobes to one wall, vertical radiator, double doors leading to conservatory.

BEDROOM TWO

2.66 x 2.55 (8'8" x 8'4")
Patio doors leading to the rear garden.
Radiator.

CONSERVATORY

2.72 x 2.44 (8'11" x 8'0")
Double doors to rear garden.
Tiled floor, radiator.

BATHROOM

2.02 x 1.65 (6'7" x 5'4")
Window to the side elevation.
Panelled bath with shower over and shower screen, pedestal hand basin, low flush WC, ladder style radiator, recessed ceiling lights, tiled floor.

OUTSIDE

GARAGE

Roller shutter door, side personal door.

GARDENS

To the front of the property there is a resin driveway leading to the garage providing ample off road parking, and a low maintenance garden.
The enclosed rear garden is low maintained with field views, having a decked area leading onto gravelled and paved areas.

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



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

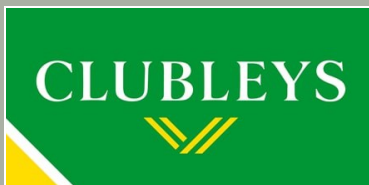
FREE VALUATIONS FOR SALE

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			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.