

30 BURTON FIELDS ROAD **STAMFORD BRIDGE, YORK**



A lovely three-bedroom, link-detached bungalow in an accessible village setting with private and enclosed garden and garage

Central hallway, living dining room, kitchen, utility, conservatory
three bedrooms, bathroom and separate W.C.

Upvc double-glazing & mains services throughout

Private driveway & single garage with up-and-over door.

Pretty, mature gardens with timber summerhouse & garden store.

Accessible and convenient setting within the expanding village of Stamford Bridge

GUIDE PRICE £285,000

This link-detached two-bedroom bungalow enjoys a lovely position within the village of Stamford Bridge, conveniently located for nearby facilities and access into York.

The property offers well-proportioned accommodation which totals approximately 1,440ft² and comprises entrance hallway, kitchen, utility, living dining room, conservatory, three-bedrooms and bathroom with separate W.C. The accommodation is now in need of modernisation but offers an excellent opportunity to create a beautiful home.

The bungalow is serviced with mains water, electric, gas and drainage. A gravelled driveway leads to a single garage with up-and-over door and set to the rear is a mature and enclosed garden. It enjoys a south-westerly outlook and benefits from summerhouse and garden store with separate access into the garage.

Stamford Bridge is a thriving village, set on the banks of the River Derwent and a short distance east of the historic city of York. The village is well serviced with convenience store, public houses, shops, leisure and recreational facilities. There are healthcare and educational institutes within Stamford Bridge which is connected via road and bus links.

The historic city of York is only 7 miles due west and offers a full and comprehensive range of high-quality amenities and facilities. The city is a destination hub for the region, home to visitor attractions, variety of eateries and is connected via mainline railway station.

ACCOMMODATION

CENTRAL HALLWAY

Central hallway with accommodation set off. Coving and radiator.

KITCHEN

3.33m x 3.32m (10'11" x 10'11")

Range of fitted wall and base units incorporating a stainless-steel sink with single drainer sink unit. Free standing electric cooker with four-ring hob with extractor hood. Service hatch to living dining room. Door through to utility and radiator.

UTILITY

3.58m x 1.72m (11'9" x 5'8")

Set off the kitchen with external door leading off front garden. Upvc windows and electric point.



LIVING ROOM

5.33m x 3.41m (17'6" x 11'2")

Dual aspect with bay window overlooking the front garden. Open fireplace with tile hearth, stone surround and timber mantle. Potential to amalgamate with the kitchen to create open plan living space. Glass internal doors to hallway. 2 radiators.



CONSERVATORY

3.30m x 2.34m (10'10" x 7'8")

Outlook over rear garden. Upvc windows and door leading to garden.



BEDROOM ONE

4.59m x 3.59m (15'1" x 11'9")

Large, double bedroom with fitted wardrobes and outlook over the rear garden. Radiator.



BEDROOM TWO

2.72m x 2.37m (8'11" x 7'9")

Single bedroom. Radiator.



BEDROOM THREE (currently used as Dining Room)

3.61m x 3.61m (11'10" x 11'10")

Double bedroom with fitted wardrobes. Sliding Upvc doors to conservator. Radiator.

SHOWER ROOM

2.69m x 1.48m (8'10" x 4'10")

Walk-in double shower unit, hand wash basin and heated towel rail. Airing cupboard set within.

SEPARATE W.C.

2.69m x 1.48m (8'10" x 4'10")

Low flush W.C. and hand wash basin.

OUTSIDE

The property is set behind a low maintenance front garden offering ample off-street parking; at the rear, a timber decked area offers outdoor seating areas with steps leading down to a good-sized area of lawn, featuring mature borders and bushes. There is an ornamental pond together with timber summer house and garden store.

SINGLE GARAGE

6.27m x 3.55m (20'7" x 11'8")

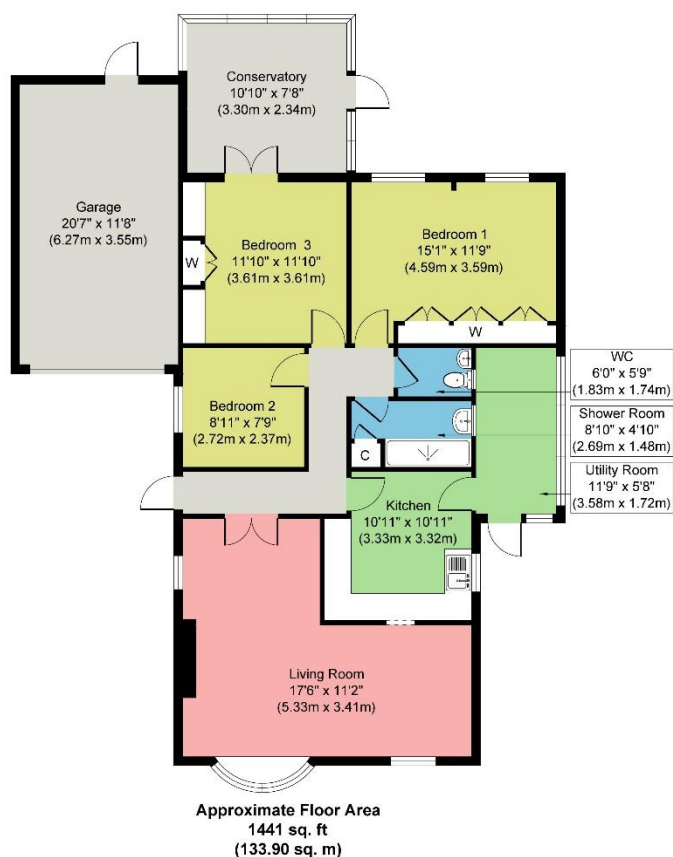
Up-and-over door. Personnel door to the rear. Electric power and boiler within.

SUMMER HOUSE & GARDEN STORE



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Council Tax: Band: D (East Riding of Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
EPC Rating: Current: Potential:
Post Code: YO41 1JJ
Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.