CLUBLEYS

# 21, Roman Avenue South, York, Stamford Bridge, YO41 1EZ

**£290,000**







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# ABOUT THE PROPERTY

Occupying a corner plot in a quiet cul-de-sac position, this three-bedroom property in Stamford Bridge offers versatile accommodation arranged over two floors.

The ground floor opens into an entrance hall, leading to a spacious sitting room with sliding doors to a separate dining room. French doors from the dining room provide direct access to the rear garden, creating an easy connection between the indoor and outdoor spaces. The kitchen is complemented with plentiful work and storage space and access to the side porch, while a ground-floor bedroom with fitted wardrobes offers flexibility for guests, home working or single-level living. A bathroom and additional WC complete this floor.

Upstairs, there are two further bedrooms, both with built in wardrobe storage and access to the eaves, providing useful additional space.

Outside, the property benefits from a front garden, parking to the front, side and a tandem garage. The fully enclosed rear garden includes a lawn, a relaxing area with a pond and summerhouse, and a vegetable patch with raised beds. A garden shed provides further storage, while the patio seating area directly off the dining room is well placed for outdoor dining and enjoying the garden. The property also benefits from solar panels.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire Council
Band: C

## THE ACCOMMODATION COMPRISES;-

### ENTRANCE HALL
Front entrance door.
Stairs to first floor and radiator.

### SITTING ROOM
6.18 x 3.32 (20'3" x 10'10")
Window to front fitted with external sun/security blind.
Gas fire, radiator.

### DINING ROOM
3.35 x 3.09 (10'11" x 10'1")
French doors to rear.
Radiator.

### KITCHEN
3.58 x 3.08 (11'8" x 10'1")
Door to side and window to rear.
Wall and base units comprising working surfaces, sink unit, space for washing machine, fridge freezer and oven. Extractor fan, radiator.

### PORCH
Fitted storage. French doors to side.

### BATHROOM
1.71 x 1.66 (5'7" x 5'5")
Window to side.
Suite comprising low flush macerating WC, wash hand basin and panelled bath with electric shower over. Partially tiled walls, radiator.

### WC
1.68 x 0.94 (5'6" x 3'1")
Window to side.
Suite comprising low flush WC and wash hand basin.
Radiator.

### BEDROOM TWO
3.52 + wardrobes x 2.62 (11'6" + wardrobes x 8'7")
Window to side.
Fitted wardrobes and under stairs cupboard, fitted cupboard and dressing table/desk.
Radiator.

### FIRST FLOOR

### LANDING
Airing cupboard with radiator.

### BEDROOM ONE
4.03 +wardrobes x 3.35 (13'2" +wardrobes x 10'11")
Window to front.
Fitted walk in wardrobes, access to eaves. Radiator.

### BEDROOM THREE
3.60 + wardrobes x 2.57 (11'9" + wardrobes x 8'5")
Window to side.
Fitted walk in wardrobe, access to eaves. Radiator.

## ADDITIONAL INFORMATION

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

### APPLIANCES
None of the appliances have been tested by the Agent.

### AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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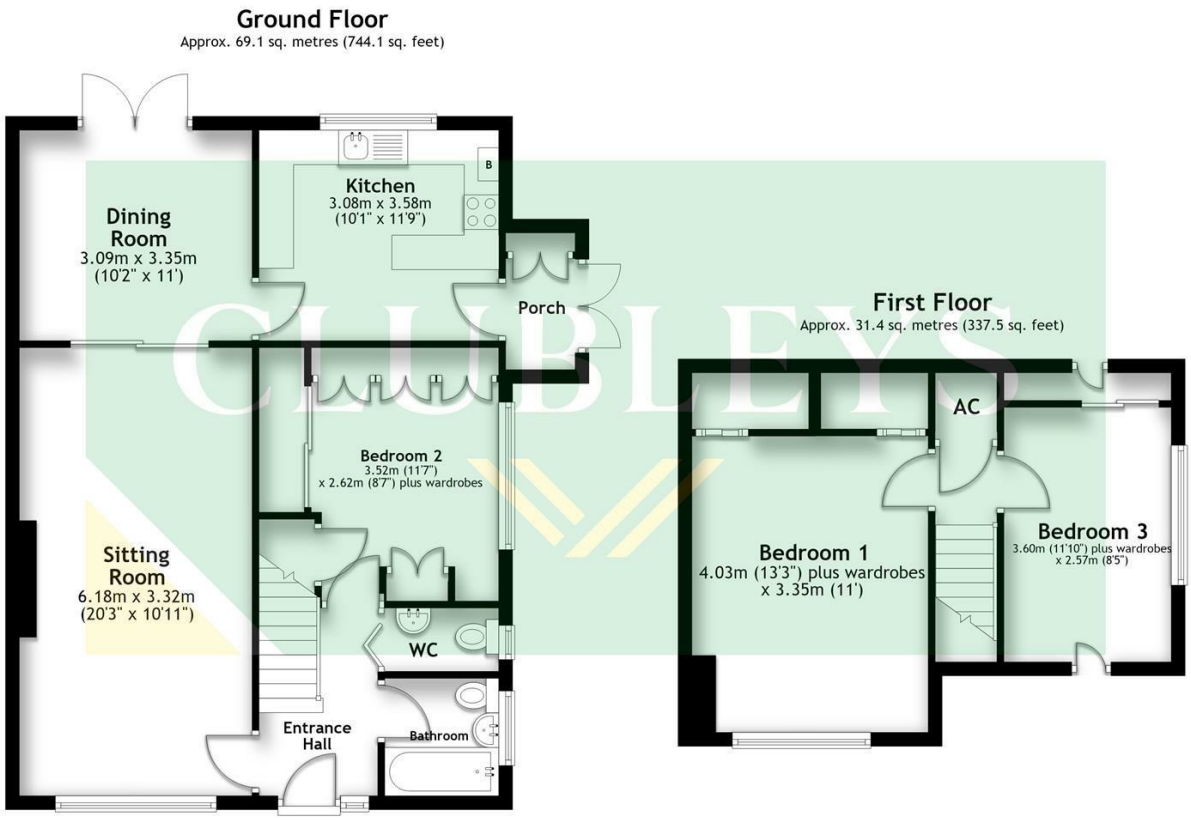













Total area: approx. 100.5 sq. metres (1081.6 sq. feet)

**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.

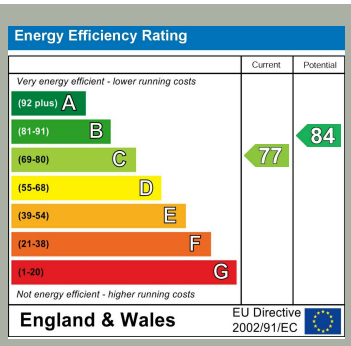
**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by 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.

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**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.

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.