



16, Roman Avenue North,
York, Stamford Bridge, YO41 1DP
Chain Free £210,000



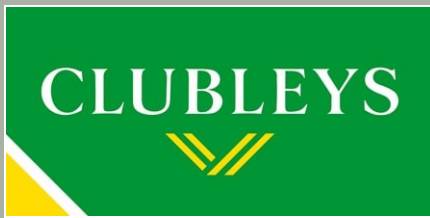
CHAIN FREE

Located in a peaceful cul-de-sac, this three-bedroom semi-detached bungalow sits on a generous plot and features a sizeable rear garden. The property requires modernisation throughout, offering an ideal opportunity for purchasers wishing to design a home to their own style and specification.

The accommodation briefly includes an entrance hallway, two reception rooms, a kitchen, wet room and three bedrooms.

Outside, the property benefits from a driveway providing off-road parking and access to a single garage. The rear garden features a block-paved patio area along with a garden space containing a variety of established shrubs.

The property is offered to the market with no onward chain.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

THE ACCOMMODATION COMPRISES;-

None of the appliances have been tested by the Agents.

ENTRANCE HALL

Side entrance door, radiator and access to loft.

BEDROOM THREE

2.58 x 2.57 (8'5" x 8'5")

Window to front.

Radiator.

SITTING ROOM

4.28 x 3.31 (14'0" x 10'10")

Window to front.

Gas fire in wood surround, radiator.

WET ROOM

1.91 x 1.67 (6'3" x 5'5")

Window to side.

Walk in shower, low flush WC and wall hung wash hand basin. Fully tiled walls and floor, chrome ladder style towel rail and extractor fan.

BEDROOM TWO

4.04m x 2.76 + wardrobes (13'3" x 9'0" + wardrobes)

Window to rear.

Fitted cupboard and fitted wardrobes to one wall.

Radiator.

KITCHEN

2.73 x 2.57 (8'11" x 8'5")

Window to side.

Wall and base units, stainless steel sink unit, gas cooker, space for fridge freezer and washing machine, wall mounted gas fired central heating boiler.

REAR RECEPTION ROOM

4.05 x 3.70 (13'3" x 12'1")

Window to rear, door to front.

Gas fire, laminate wood flooring and radiator.

BEDROOM ONE

3.65 x 3.30 (11'11" x 10'9")

Window to rear.

Laminate wood flooring, radiator.

ADDITIONAL INFORMATION

SERVICES

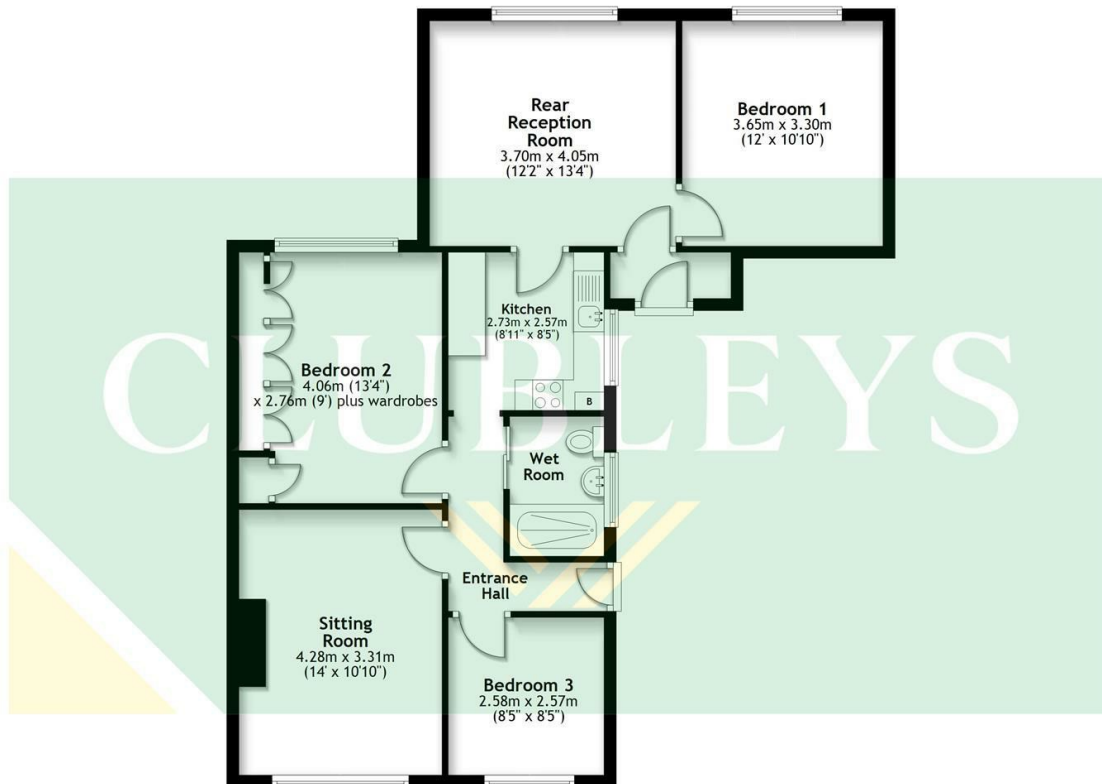
The property has the benefit of mains water, electricity, gas and drainage.

APPLIANCES

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)

Total area: approx. 81.2 sq. metres (874.3 sq. feet)

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

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

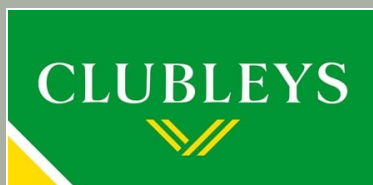
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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.