



8, Tostig Close,
York, Stamford Bridge, YO41 1PB
Offers In The Region Of £250,000



Benefitting from a pleasant cul-de-sac position just a short walk from the village square and its amenities, this detached bungalow offers an exciting opportunity for buyers seeking a property they can modernise and personalise to their own taste.

The accommodation is well laid out and comprises an entrance hall leading through to a kitchen and a sitting room, along with three bedrooms and a bathroom. Externally, the property enjoys generous off-road parking to both the front and side, providing space for multiple vehicles. To the rear is a private garden, with gravel for ease of maintenance, and a patio seating area perfect for outdoor dining or entertaining, all enhanced by a range of established and mature planting and a storage shed.

Offered to the market with no forward chain.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Side entrance door.
Storage cupboard and airing cupboard housing hot water cylinder.

KITCHEN

2.78 x 2.60 (9'1" x 8'6")
Window to side.
Wall and base units, stainless steel sink, space for oven, washing machine and under counter fridge.

SITTING ROOM

5.52 x 3.36 (18'1" x 11'0")
Bay window to front.
Electric wall hung radiator, electric fire in tiled surround.

BEDROOM ONE

3.36 x 3.25 (11'0" x 10'7")
Window to rear.
Fitted wardrobes, night storage heater.

BEDROOM TWO

3.25 x 2.61 (10'7" x 8'6")
Window to rear.
Fitted wardrobes, night storage heater.

BEDROOM THREE

2.60 x 2.59 (8'6" x 8'5")
Window to front.
Night storage heater.

BATHROOM

1.97 x 1.66 extending to 2.43 (6'5" x 5'5" extending to 7'11")
Window to side
Coloured suite comprising of a panelled bath, pedestal hand basin and low flush WC. Fully tiled walls and flooring.

OUTSIDE

Tarmac driveway to front providing ample off road parking. Rear garden with gravel for ease of maintenance, a patio seating area, a range of established and mature planting and a storage shed.

ADDITIONAL INFORMATION

SERVICES

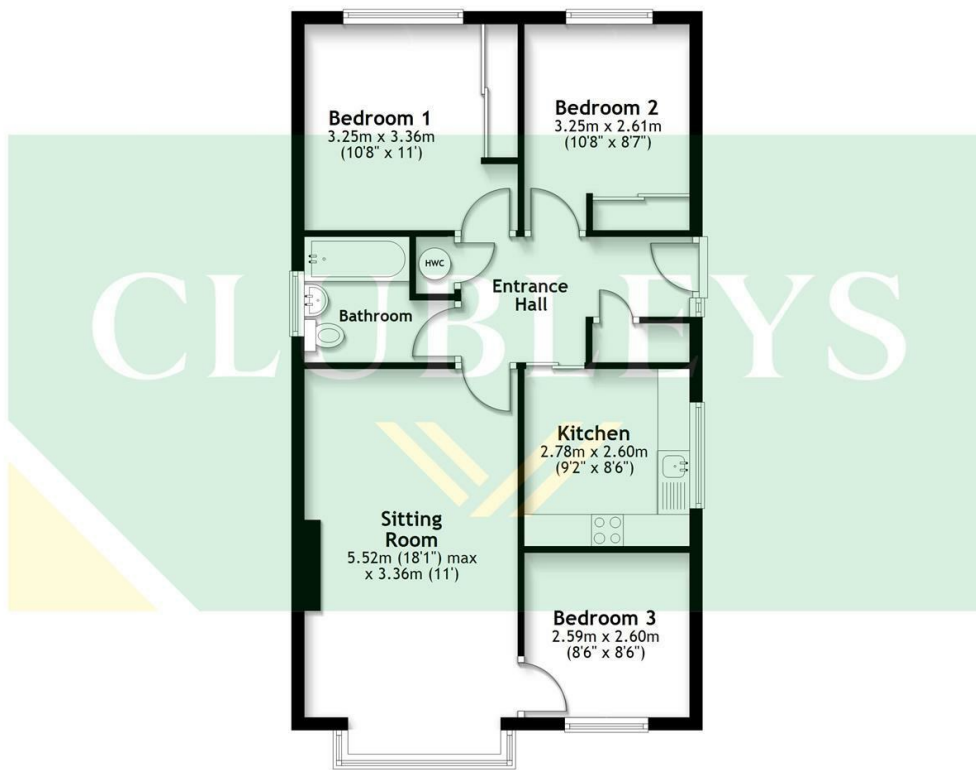
The property has the benefit of mains electricity, water and drainage.

APPLIANCES

None of the appliances have been tested by the agents.



Ground Floor
Approx. 66.6 sq. metres (716.9 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 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

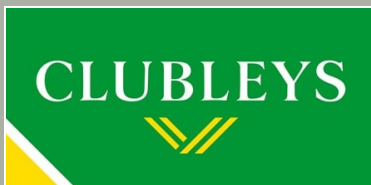
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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	

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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.