



Godwins Way, Stamford Bridge, York, East Yorkshire, YO41 1DB

- Detached bungalow • Popular village location • Close to local amenities • Excellent transport links • Open plan kitchen/dining room • Spacious living room • Two double bedrooms & shower room • Front and rear gardens • Off street parking & detached garage • EPC = D

Guide Price £325,000

Situated in the sought-after village of Stamford Bridge, this well-presented two-bedroom detached bungalow offers comfortable single level living in a fantastic location just a short distance from York. Stamford Bridge is a vibrant and historic village with a strong community feel, offering a range of local amenities including shops, cafés, pubs and a doctors surgery, while also benefiting from excellent transport links to York and the surrounding areas.

The property is entered via a welcoming entrance hall which leads into a modern kitchen/dining room, thoughtfully designed with a range of fitted units providing ample storage along with integrated appliances. The dining area offers plenty of space for a table and chairs, while patio doors open directly onto the rear garden, creating a bright and sociable space ideal for both everyday living and entertaining.

The spacious lounge is positioned to the front of the property and benefits from a bay window which allows plenty of natural light to flood the room. An electric fire provides a focal point, creating a cosy and inviting atmosphere.

The property offers two well-proportioned double bedrooms with fitted wardrobes, both providing comfortable accommodation and flexibility for a variety of buyers.

Completing the internal accommodation is a modern shower room fitted with a walk-in shower, wash basin, w.c. and useful built-in storage.

Externally, the property benefits from gardens to both the front and rear. The rear garden offers a pleasant outdoor space for relaxing or entertaining, while the front garden provides attractive kerb appeal. Off-street parking is available along with a detached garage, providing additional parking or useful storage.

This property represents an excellent opportunity to acquire a detached bungalow in a well regarded and well serviced village.

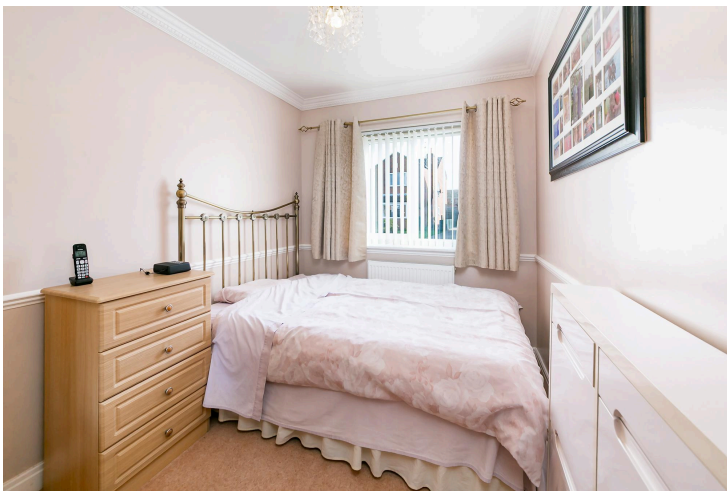




WELL PRESENTED 2 BEDROOM BUNGALOW



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		68	83

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales

EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 2504



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R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 773 sq. ft / 71.79 sq. m
Garage 145 sq. ft / 13.46 sq. m
Total 918 sq. ft / 85.25 sq. m

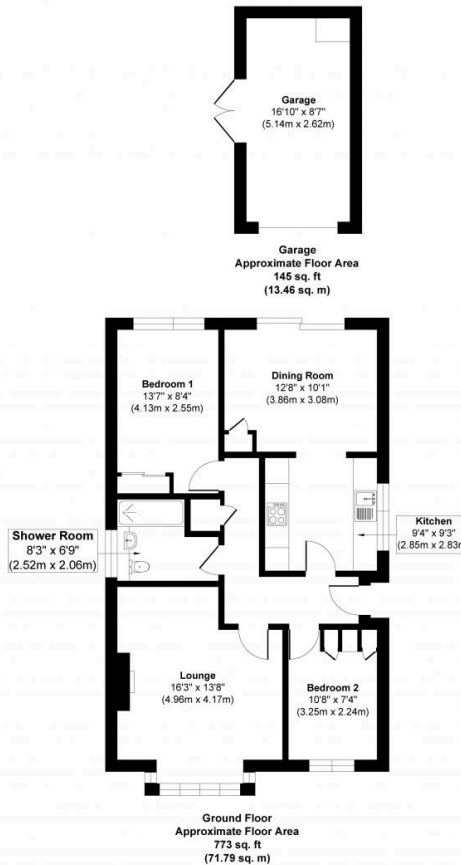
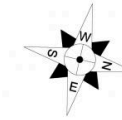


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