

CLUBLEYS



54, Haroldsway,
Stamford Bridge, YO41 1DW
£290,000



ABOUT THE PROPERTY

We are pleased to present this attractive and generously proportioned three-bedroom dormer bungalow, situated in the ever-popular village of Stamford Bridge.

Inside, the home features an entrance hallway that leads through to a comfortable living room and an inner hall, giving access to the kitchen, a contemporary shower room, and a dining area with sliding doors opening into the conservatory. Upstairs, a central landing connects two bedrooms along with useful eaves storage.

Outside, the front of the property boasts a neatly maintained garden and a block-paved driveway offering parking for multiple vehicles, which leads to a single garage equipped with power, lighting, and an electric up-and-over door. To the rear is a private, fully enclosed garden with an Indian sandstone patio ideal for seating, a lawned area, established shrub borders, plus a greenhouse and storage shed.

The property is freehold. Council Tax - East Riding of Yorkshire Council - Band C.





**ENTRANCE HALL**

1.52m x 1.40m (4'11" x 4'7")

Front entrance door.

Storage cupboard, radiator.

SITTING ROOM

5.45m x 3.38 (17'10" x 11'1")

Window to front.

Coal effect gas gas fire in Adams surround. Radiator.

INNER HALL**KITCHEN**

3.38m x 3.02m (11'1" x 9'10")

Window and door to side.

Fitted with wall and base units comprising space for washing machine, space for under counter fridge and space for freezer. Integrated Bosch double oven and gas hob with extractor fan over and stainless steel sink unit. Pantry cupboard housing gas fired central heating boiler.

SHOWER ROOM

Opaque window to side.

Suite comprising low flush WC set in vanity unit, basin set in vanity unit and walk in shower with rainfall showerhead and additional shower attachment. Part tiled walls and fully tiled floor with under floor heating, chrome ladder style heated towel rail and extractor fan.

DINING ROOM

3.39m x 3.10m (11'1" x 10'2")

Sliding doors to rear.

Radiator.

CONSERVATORY

2.78m x 2.75m (9'1" x 9'0")

Windows to 3x elevations, door to side. Tiled floor and power points.

BEDROOM ONE

3.38m x 3.10m (11'1" x 10'2")

Window to rear. Opening to under stairs with cupboard, radiator.

LANDING**BEDROOM TWO**

3.81m x 3.15m (12'5" x 10'4")

Window to side.

Access to eaves, radiator.

BEDROOM THREE

2.63m x 2.35m (8'7" x 7'8")

Window to front

Access to eaves, storage cupboards and radiator.

OUTSIDE

Externally, the property offers a well manicured garden to the front with a block paved driveway providing ample off road parking for several vehicles, leading to the single garage which benefits an electric up and over door with power and light. To the rear of the property is a pleasant fully enclosed garden, with a patio seating area, lawned garden, mature shrub borders, a storage shed and greenhouse.

GARAGE

5.31m x 2.59m (17'5" x 8'5")

Electric up and over door.

Window and door to side, window to rear. Power and light.

ADDITIONAL INFORMATION**SERVICES**

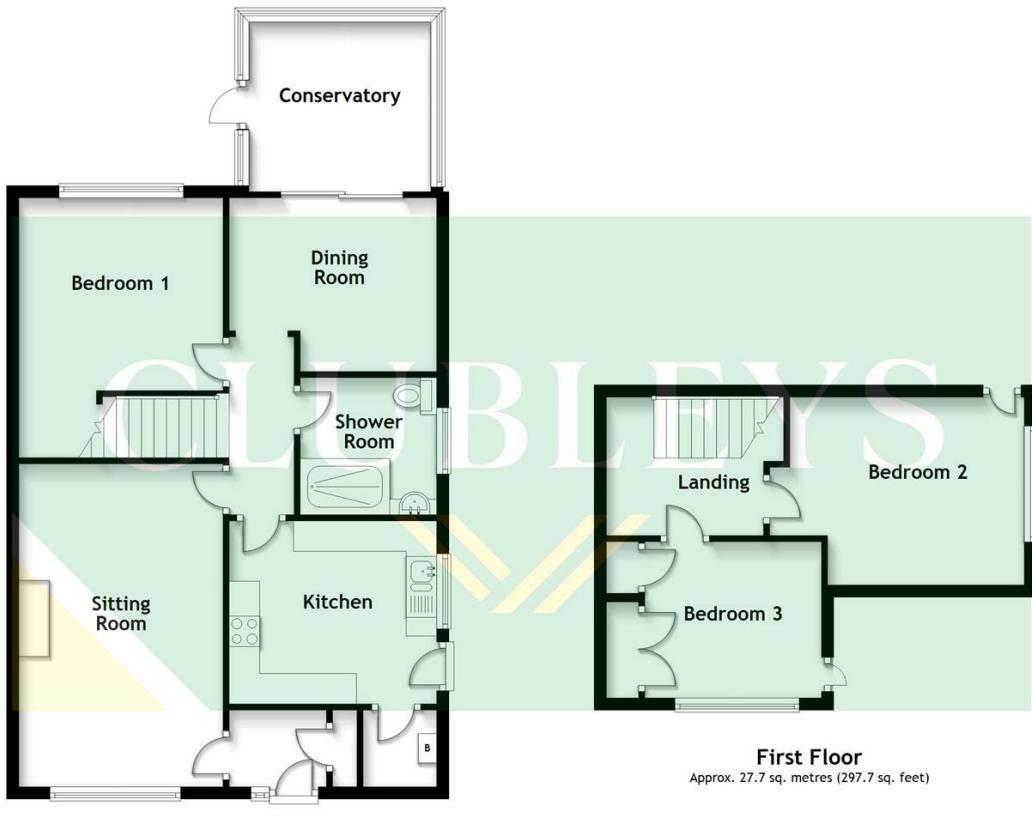
Mains Gas, Water, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been checked by the agent.





Total area: approx. 102.5 sq. metres (1102.9 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.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		63
(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.