



**Moor Road, Stamford Bridge, York, East Yorkshire, YO41 1BJ**



- No Onward Chain • A beautifully maintained bungalow in a highly desirable location • Kitchen with a range of fitted storage units & a door out to the drive • A substantial living room with a gas fire & bay window • Formal dining room with a solid wood floor that could be used a bedroom • Two further double bedrooms • Family bathroom • Fully enclosed rear garden • Detached garage & driveway • EPC = D

## Guide Price £285,000

Situated on Moor Road in the highly regarded village of Stamford Bridge, is this 2/3 bedroom detached bungalow. The property enjoys a pleasant residential setting within easy reach of a wide range of local amenities. Stamford Bridge is well known for its strong community feel and offers everyday facilities including shops, cafés, public houses, a primary school, GP surgery and regular bus services. The village is ideally positioned for commuting, lying approximately 7 miles east of York and 6 miles west of Pocklington, providing convenient access to the historic city, the A64 and the wider road network.

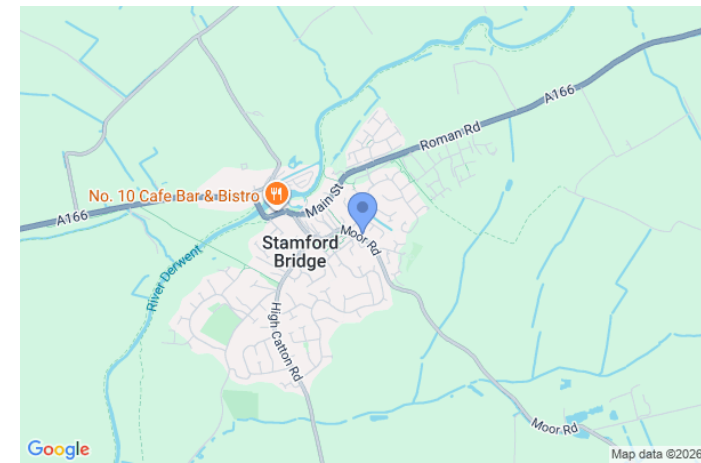
The living room is a generous space, filled with natural light from the large bay window at the front of the room. A gas fire with enamel tiles and timber surround provides an attractive focal point and the perfect addition especially in the colder winter months. Its size and layout allow for a variety of furniture arrangements, making it an ideal space for both everyday relaxation and entertaining guests.

The kitchen is well laid out with a good range of fitted units and work surfaces. There is a single oven and a four-ring hob, along with space for additional appliances. A door provides access to the side of the property, offering a convenient link to the garage and garden.

There are two good size bedrooms, both capable of accommodating double beds, along with a third room that offers excellent flexibility as an additional bedroom, dining room, snug or home office. This adaptability ensures the property can evolve with changing needs over time. The accommodation is completed by a main bathroom and a separate w/c.

Externally, the property benefits from a nicely presented, fully enclosed garden which is designed to be low maintenance, making it ideal for those who want outdoor space without the upkeep. The garden provides a private setting for relaxing or gardening, with potential for further landscaping or the addition of seating areas if so desired. To the side of the property is a detached single garage, complemented by a driveway providing parking for multiple vehicles, making it particularly appealing for households with more than one car or those requiring additional storage.

Overall, this is a well-located and adaptable detached home in a popular village setting, offering comfortable accommodation, excellent local amenities and convenient access to both York and Pocklington. With its flexible layout, generous plot and sought-after position, it represents an attractive opportunity for a wide range of buyers.







**A NICELY PRESENTED BUNGALOW WITH NO ONWARD CHAN**





**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Moor Road, Stamford Bridge, York, North Yorkshire, YO41 1BJ  
Reference: 2565

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services. Gas boiler located behind the gas fire.



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Offices in **York, Pocklington and Market Weighton**

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**Approx. Gross Internal Floor Area 825 sq. ft / 76.62 sq. m**  
**Garage 134 sq. ft / 12.42 sq. m**  
**Total 959 sq. ft / 89.04 sq. m**

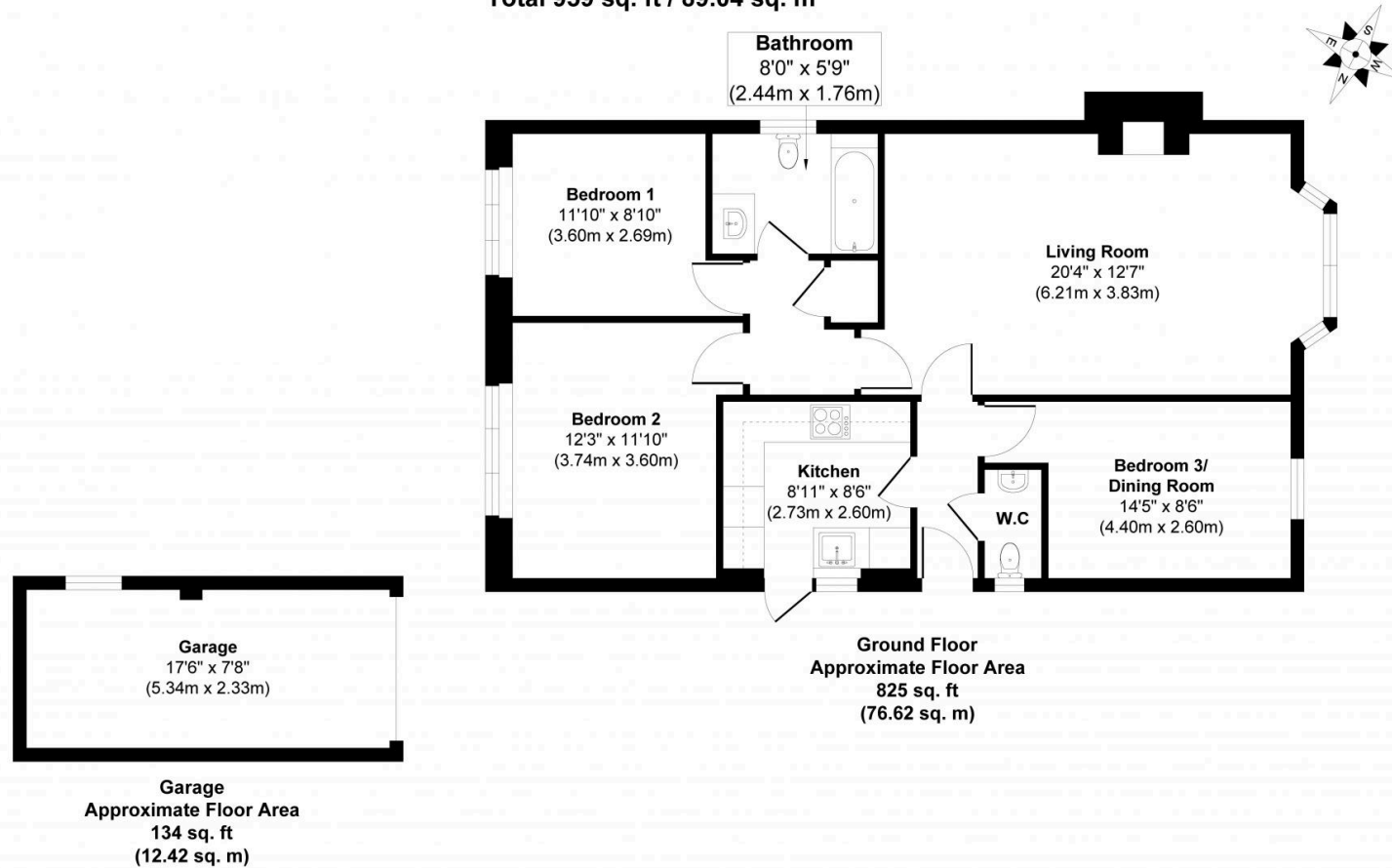


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