

CLUBLEYS



45, Roman Avenue South,  
York, Stamford Bridge, YO41 1EZ  
Chain Free £275,000



## ABOUT THE PROPERTY

Offered to the market with no onward chain, this deceptively spacious three-bedroom chalet-style bungalow is situated in the highly sought-after village of Stamford Bridge.

The property opens into a welcoming entrance hall with stairs leading to the first floor. To the ground floor there is a family bathroom, a generous double bedroom, and two well-proportioned reception rooms. The sitting room, positioned to the front of the property, features a log burner and flows seamlessly into the dining room, which enjoys views over the rear garden. The kitchen is fitted with a range of units and benefits from a convenient side access door. To the first floor are two further bedrooms. Externally, the property boasts a substantial driveway providing ample off-street parking, a carport leading to a garage, and a generous rear garden provides excellent scope for landscaping and personalisation.

Requiring modernisation throughout, this is an ideal opportunity for buyers looking to put their own stamp on a home. There is also exciting scope to further enhance the property, whether by extending or converting the additional loft space (subject to the necessary permissions).

Early viewing is highly recommended to appreciate the space and potential on offer.





**THE ACCOMMODATION COMPRISES:-****GROUND FLOOR****ENTRANCE HALL**

Front entrance door, stairs to first floor, radiator.

**SITTING ROOM**

6.21 x 3.36 (20'4" x 11'0")

Window to front.

Log burner, radiator, open to:-

**DINING ROOM**

3.35 x 3.12 (10'11" x 10'2")

Window to rear.

Radiator.

**KITCHEN**

3.40 x 3.13 (11'1" x 10'3")

Window to rear and door to side.

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

**BATHROOM**

2.70 x 1.69 (8'10" x 5'6")

2x windows to side.

Suite comprising of panelled bath, pedestal hand basin and low flush WC. Part tiled, heated towel rail.

**BEDROOM TWO**

3.48 x 3.40 (11'5" x 11'1")

Window to side.

Under stairs cupboard and radiator.

**FIRST FLOOR****LANDING**

Storage cupboard.

**BEDROOM ONE**

5.21 x 3.42 (17'1" x 11'2")

Window to front.

Radiator.

**BEDROOM THREE**

4.19 x 2.56 (13'8" x 8'4")

Window to side.

Radiator.

**ADDITIONAL INFORMATION****SERVICES**

Mains Water, Gas, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom.

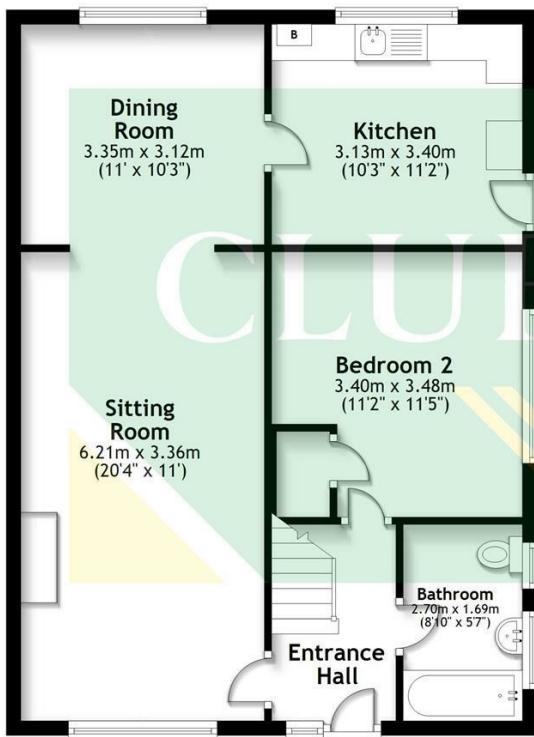
**APPLIANCES**

None of the appliances have been tested by the Agent.



## Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



## First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 98.9 sq. metres (1064.4 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](mailto: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		
(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.