CLUBLEYS

53, Roman Avenue South, Stamford Bridge, YO41 1LS

£235,000







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ABOUT THE PROPERTY

Looking for a comfortable, easy-to-maintain home in a popular village setting? This well-presented two-bedroom bungalow, situated on a generous corner plot along Roman Avenue South in Stamford Bridge, could be just what you're searching for! With attractive planted frontage, spacious accommodation and the convenience of the No. 10 bus route nearby, this lovely home is ideal for downsizers or anyone looking to enjoy the ease of single-level living.

The accommodation is accessed via a well-appointed kitchen, offering a practical layout with a range of fitted wall and base units, an oven with extractor above and space for essential appliances. The inviting sitting room features a bay window overlooking the front garden, allowing plenty of natural light to fill the space, with ample room for both comfortable seating and dining.

The extended main bedroom is a real highlight, offering generous proportions, windows to both the side and rear and direct access outside. A second bedroom, complete with fitted wardrobes, provides flexibility for guests, hobbies or a home office. A shower room with corner shower, WC and wash basin completes the accommodation, while useful hallway storage and loft access add to the practicality of the home.

Outside, the property enjoys an attractive corner plot with established planting to the front. A driveway provides off-street parking and leads to a single garage, while the fully enclosed rear garden features paved and gravelled areas, creating a pleasant outdoor space to relax and unwind without the upkeep of a traditional lawn.

Combining well-maintained accommodation, a manageable garden and a convenient village location, this appealing bungalow offers a wonderful opportunity to enjoy comfortable single-level living. Early viewing is highly recommended!















Tenure: Freehold
East Riding of Yorkshire Council
Band: B

THE ACCOMMODATION COMPRISES;-

KITCHEN
3.78 x 2.39 (12'4" x 7'10")
Door and window to side.
Wall and base units, working surfaces, oven with extractor fan over and sink unit. Space for washing machine, space for fridge freezer, radiator, cupboard housing gas fired boiler.

SITTING ROOM
5.05 x 3.40 max (16'6" x 11'1" max)
Bay to front.
Radiator.

INNER HALL
Storage cupboard and access to loft.

BEDROOM ONE
6.48 x 2.92 max (21'3" x 9'6" max)
Windows to side and rear, door to side.
Radiator.

BEDROOM TWO
3.56 x 2.97 (11'8" x 9'8")
Window to rear.
Fitted wardrobes and radiator.

SHOWER ROOM
Window to side.
Corner shower, low flush WC and pedestal hand basin. Storage cupboard, radiator.

GARAGE

ADDITIONAL INFORMATION

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

SERVICES
Mains Gas, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the Agent.

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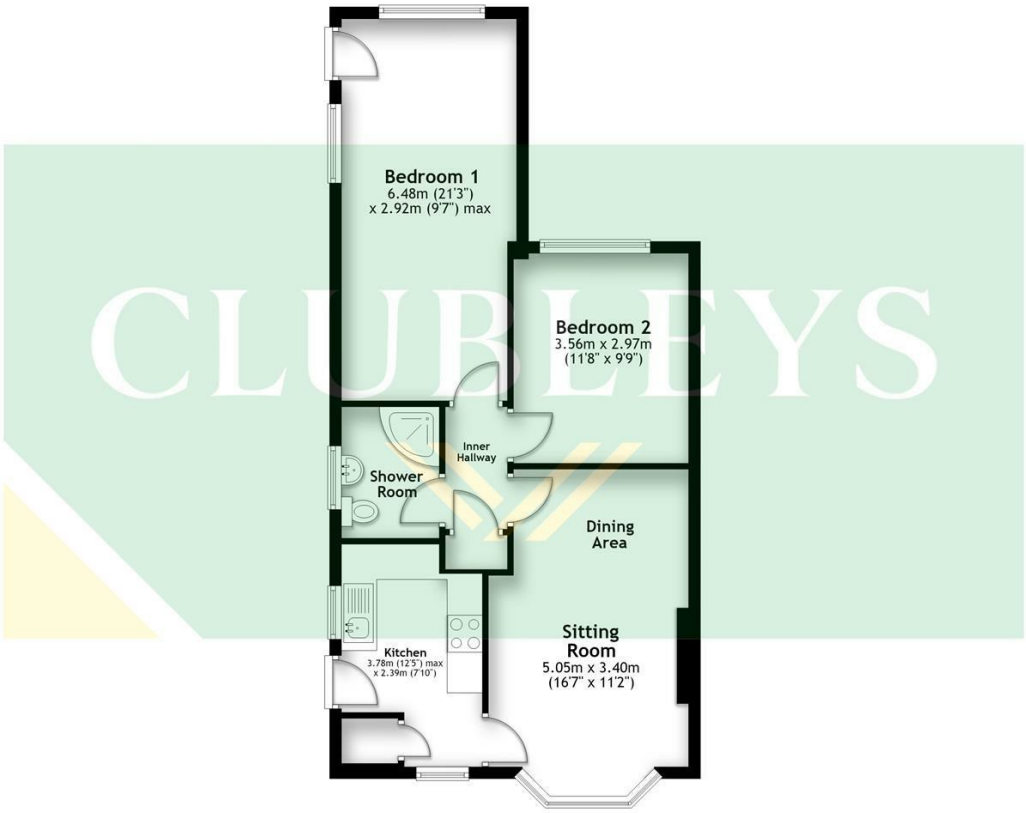






Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 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.

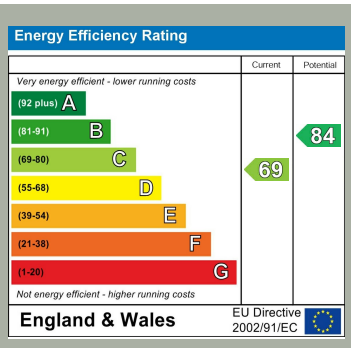
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

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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.

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.