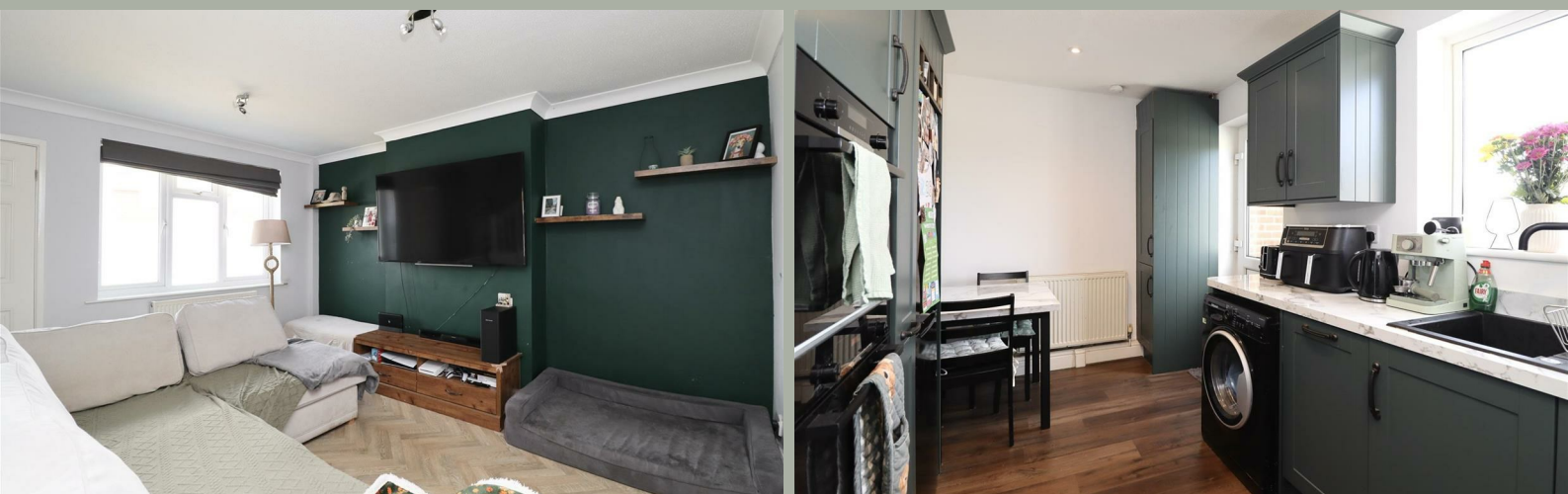




82, Roman Avenue South,
York, Stamford Bridge, YO41 1LS
£210,000



ATTENTION FIRST TIME BUYERS!

Situated in the popular village of Stamford Bridge, we offer this two bedroom mid terrace home together with front and rear gardens, off road parking and a single garage.

The ground floor features an entrance hall with useful storage, a spacious sitting room and a modern dining kitchen fitted with a range of wall and base units and providing space for dining. A door from the kitchen gives direct access to the rear garden. Upstairs are two bedrooms, both benefiting from fitted storage, together with a bathroom fitted with a three-piece white suite. Externally, the property benefits from low-maintenance gardens to both the front and rear, with the rear featuring a patio area leading onto a gravelled garden.

A driveway provides off-street parking for one vehicle and leads to a garage with an up-and-over door.

Viewing recommended.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: A

ENTRANCE HALL

Entrance door, window to front.
Storage cupboard.

None of the appliances have been tested by the Agent.

SITTING ROOM

4.25 x 4.07 (13'11" x 13'4")
Window to front
Stairs to first floor and radiator.

DINING KITCHEN

4.05 x 2.57 (13'3" x 8'5")
Window and door to rear.
Fitted with wall and base units, integrated oven and hob with extractor fan over, working surfaces, sink unit, plumbed for automatic washing machine, space for fridge freezer, cupboard housing wall mounted gas fired central heating boiler, radiator.

LANDING

Fitted cupboard.

BEDROOM 1

4.08 x 3.7 (13'4" x 12'1")
2x windows to front.
Fitted cupboard and radiator.

BEDROOM 2

2.44 x 2.26 (8'0" x 7'4")
Window to rear.
Fitted cupboard and radiator.

BATHROOM

Window to rear.
Three piece white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low level WC and radiator.

OUTSIDE

Lawned garden to front with shrub beds and borders.
Patio area immediately beyond the house leading to lawn.

GARAGE

Driveway for one vehicle leading to the garage with up and over door.

ADDITIONAL INFORMATION

SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

APPLIANCES

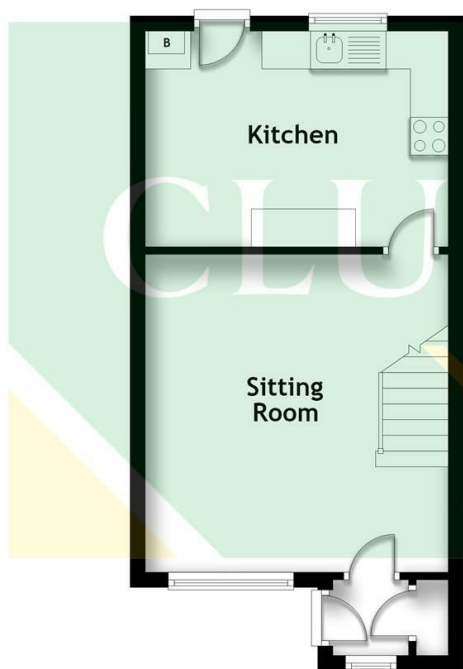
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Ground Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



First Floor

Approx. 25.0 sq. metres (269.3 sq. feet)



Total area: approx. 56.1 sq. metres (603.3 sq. feet)

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.

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

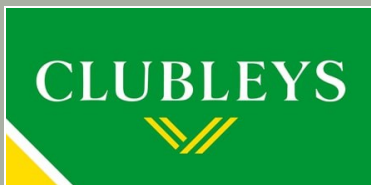
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(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.