CLUBLEYS

22, Godwins Way, York, Stamford Bridge, YO41 1DB
Chain Free £320,000







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ABOUT THE PROPERTY

Situated on the highly regarded Godwins Way Estate, this well-proportioned two-bedroom detached bungalow offers generous accommodation, a versatile layout and the added benefit of no onward chain. Built by respected local builders Blades & Sons, known for their quality homes, the property presents an excellent opportunity for buyers seeking spacious single-level living in a popular residential location.

Originally designed as a three-bedroom property, the bungalow has been reconfigured to create an impressive open-plan lounge and dining area, providing a spacious and flexible setting for both everyday living and entertaining. The fitted kitchen offers practical workspace, while the conservatory overlooks the rear garden and provides an additional reception area.

There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A bathroom and separate shower room provide added convenience, while a useful utility cupboard offers additional storage and houses WC facilities.

Outside, the property benefits from low-maintenance gardens to both the front and rear, together with a single garage and car port, providing useful parking and storage options.

With its generous proportions, flexible accommodation and desirable location, this appealing bungalow offers an excellent opportunity for buyers looking for a well-established home with the convenience of single-level living.

Viewing is highly recommended to fully appreciate the accommodation on offer.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL
Side entrance door.
Radiator, storage cupboard with radiator.

UTILITY CUPBOARD
2.54 x 0.77 (8'3" x 2'6")
Plumbing for automatic washing machine.

SHOWER ROOM
2.39 x 0.94 (7'10" x 3'1")
Window to side.
Suite comprising shower cubicle, low flush WC and wash hand basin. Fully tiled walls and floor, radiator and extractor fan.

KITCHEN
2.85 x 2.76 (9'4" x 9'0")
Window to side.
Wall and base units comprising integrated appliances to include fridge freezer, oven with hob and extractor fan over. 1/2 bowl sink unit, tiled floor and radiator.

SITTING ROOM
4.65 (5.39 into bay) x 3.95 (15'3" (17'8" into bay) x 12'11")
Bay to front.
Gas fire and radiator.

DINING ROOM
2.94 x 2.44 (9'7" x 8'0")
Window to front.
Radiator.

BATHROOM
2.55 max (1.67) x 2.07 (8'4" max (5'5") x 6'9")
Window to side.
Suite comprising bath, low flush WC and wash hand basin set in vanity unit. Fully tiled walls and floor, radiator.

BEDROOM ONE
3.35 (3.84 into wardrobes) x 2.73 (10'11" (12'7" into wardrobes) x 8'11")
Window to rear.
Fitted wardrobes to one wall, radiator.

BEDROOM TWO
3.72 x 2.54 (12'2" x 8'3")
Window to rear.
Radiator.

CONSERVATORY
3.25 x 2.47 (10'7" x 8'1")
Windows to side and rear, French doors to side.
Tiled flooring.

ADDITIONAL INFORMATION

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

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

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.

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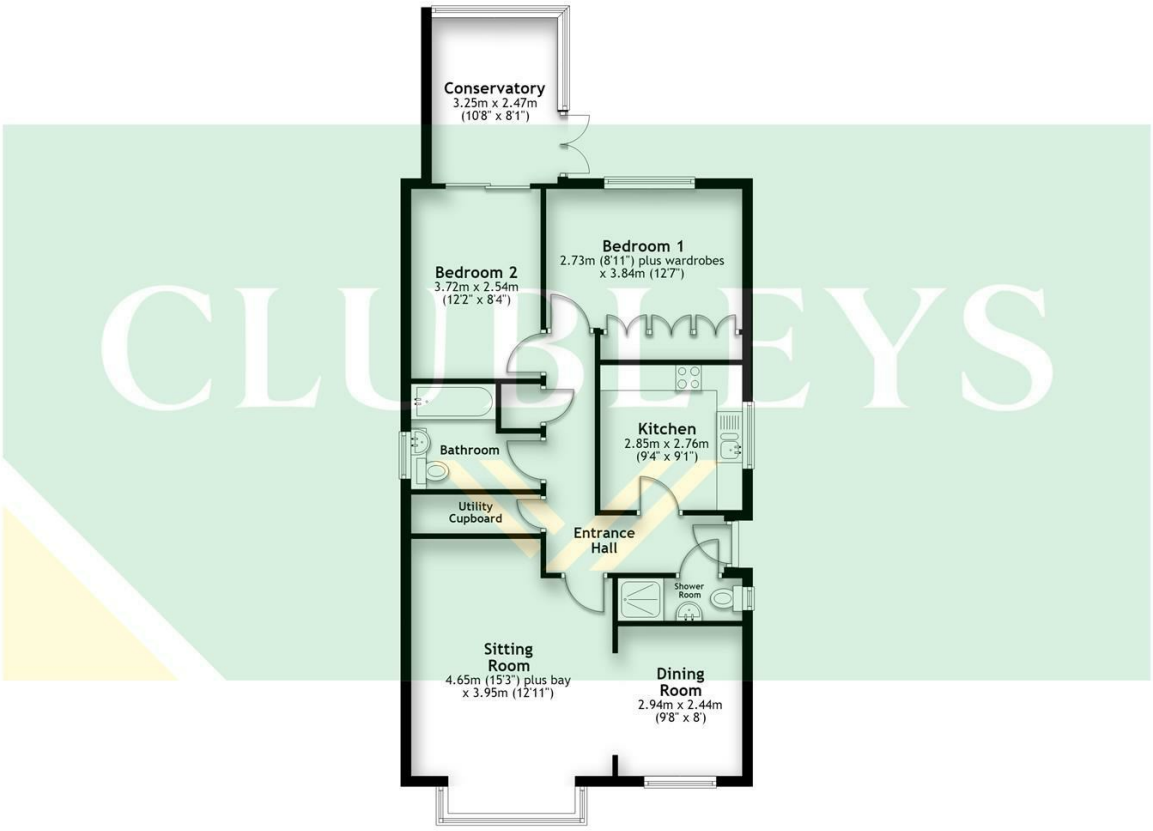






Ground Floor

Approx. 83.4 sq. metres (897.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.5 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.

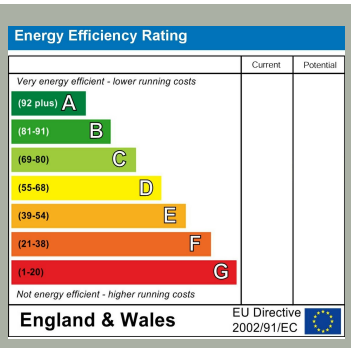
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, 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.