



15, Ox Close,  
York, Stamford Bridge, YO41 1JW  
Chain Free £300,000

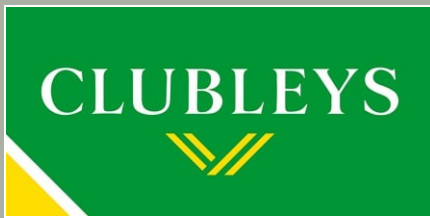


This two-bedroom detached bungalow is offered to the market chain free and occupies a generous corner plot in the popular village of Stamford Bridge. Recent improvements include a new gas boiler along with fresh decor and new carpets in the lounge and dining room.

The accommodation is well-proportioned and begins with an entrance hall leading into a spacious sitting room with bay window and feature fireplace. An adjoining dining room has French doors opening onto the garden and a spiral staircase leading to a useful loft room with storage, which has previously been used as a bedroom. The kitchen is fitted with a range of modern units and integrated appliances, offering plenty of space for everyday use. There are two bedrooms, one to the front and one overlooking the rear garden, together with a shower room fitted with a walk-in shower. Outside, the property benefits from gardens to the front, side and rear, with the rear garden enjoying a great degree of privacy and a patio area. A driveway provides off-road parking and access to a single garage with power and light.

With its generous plot, practical layout and scope to update further, this bungalow offers an excellent opportunity to create a comfortable home in a well-regarded location within easy reach of York and the amenities of Stamford Bridge.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.



Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: D

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

1.86 x 1.26 (6'1" x 4'1")

Door to side and windows to front and side.

Tiled floor, radiator, door to;-

### SITTING ROOM

7.20 x 4.03 max (23'7" x 13'2" max)

Bay window to front.

Gas fire in brick and wooden surround, radiator. Open to;-

### DINING ROOM

4.95 x 2.75 (16'2" x 9'0")

French doors to rear.

Storage cupboard, radiator and spiral staircase to loft room.

### LOFT ROOM

3.53 x 3.32 (limited head space) (11'6" x 10'10" (limited head space))

Window to rear.

Radiator and eaves storage. Cupboard on landing area housing gas fired central heating boiler.

### KITCHEN

3.95 x 2.84 (12'11" x 9'3")

Door to side and window to rear.

Wall and base units comprising integral fridge freezer, oven with five ring gas hob and extractor fan over, dishwasher and space for washing machine, stainless steel sink unit. Radiator.

### INNER HALL

Proving access to;-

### BEDROOM ONE

4.35 x 3.17 (14'3" x 10'4")

Window to front.

Radiator.

### BEDROOM TWO

3.25 x 2.87 (10'7" x 9'4")

Window to rear.

Fitted wardrobes and radiator.

### SHOWER ROOM

3.15 x 1.69 (10'4" x 5'6")

Window to rear.

Suite comprising walk in shower cubicle, low flush

WC and wash hand basin. Part tiled walls, chrome towel rail and storage cupboard.

### OUTSIDE

The property sits on a generous corner plot having benefit of front, rear and side gardens. The front offers a driveway providing ample off road parking leading to a single garage. The rear garden enjoys a great degree of privacy and is predominantly laid to lawn with a patio area.

### GARAGE

Up and over door, power and light.

### ADDITIONAL INFORMATION

### SERVICES

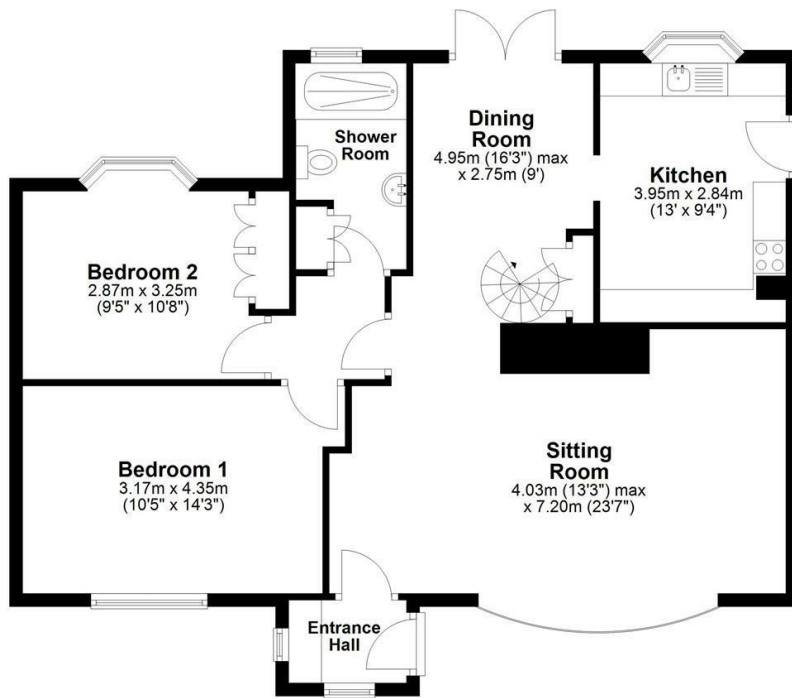
Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

### APPLIANCES

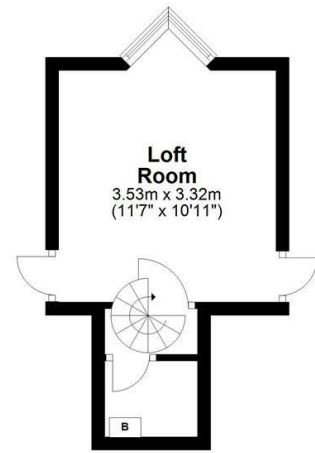
None of the appliances have been tested by the Agent.



## Ground Floor



## First Floor



Total area: approx. 108.1 sq. metres (1163.7 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

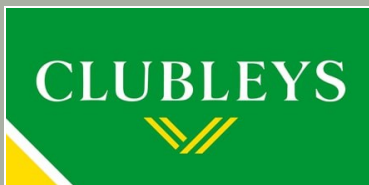
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
	65	74
England & Wales		EU Directive 2002/91/EC

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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.