



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



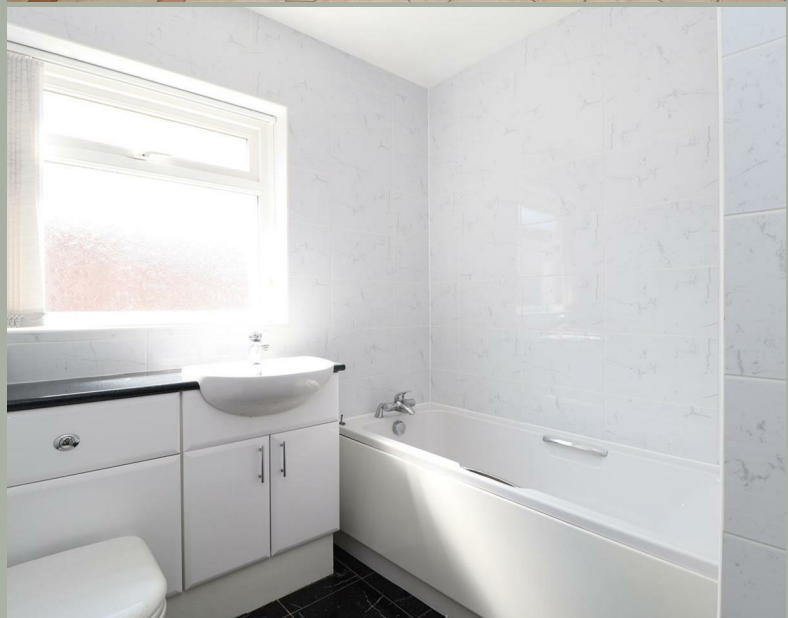
ABOUT THE PROPERTY

This well-proportioned two-bedroom detached bungalow is situated on the highly desirable Godwins Way Estate, built by the reputable Blades & Sons, renowned for their well-constructed, quality homes.

Originally designed as a three-bedroom property, the bungalow has been thoughtfully reconfigured to create a spacious open-plan lounge and dining area, offering a bright and versatile living space ideal for modern lifestyles. The accommodation further comprises a fitted kitchen, a bathroom, and an additional shower room - a rare and highly desirable feature in a bungalow of this style. There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A useful utility cupboard provides additional storage and houses the WC facilities. The property also enjoys a conservatory overlooking the rear garden, while outside there are low-maintenance front and rear gardens, a single garage, and a car port, providing ample parking and storage.

This is an excellent opportunity to acquire a spacious bungalow in a popular residential location, with the added advantage of no onward chain.







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

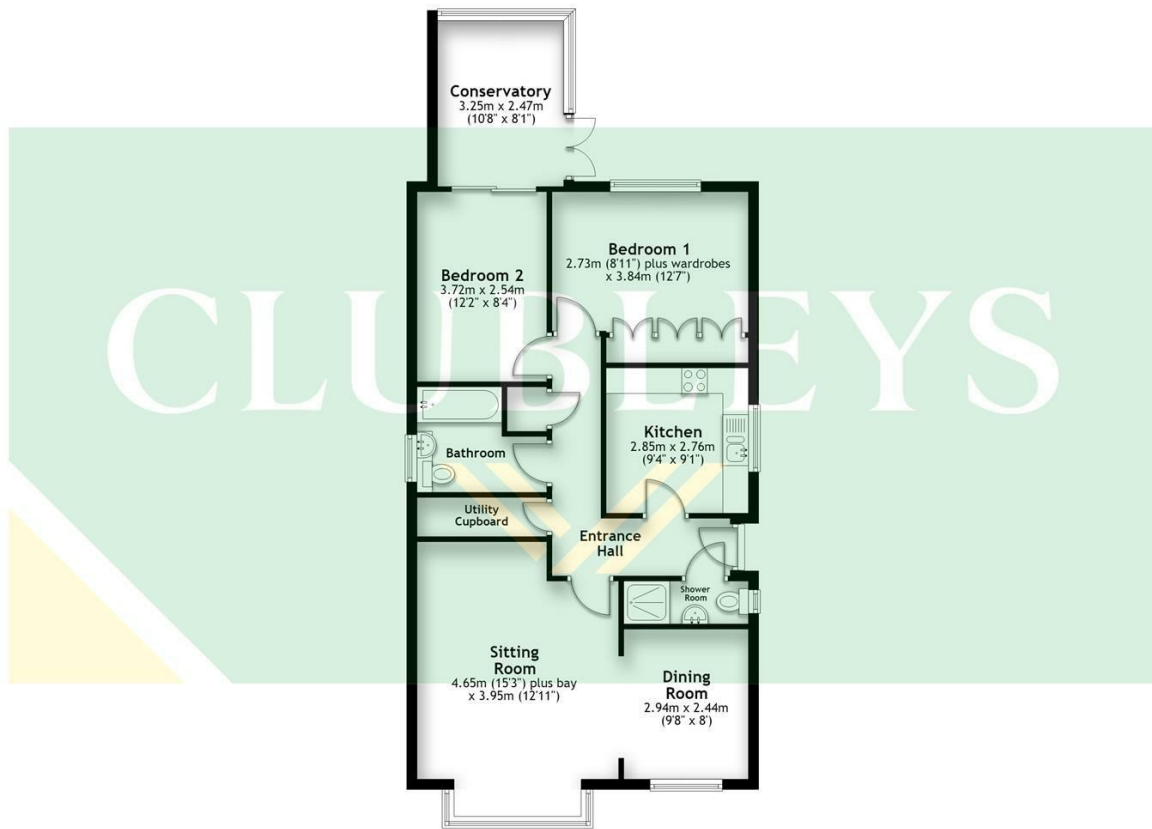
Mains Gas, Water, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.



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.

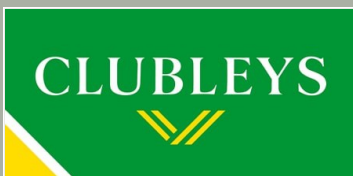
MORTGAGES

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.

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

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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.