



4, Fairfax,
Stamford Bridge, YO41 1PU
£250,000

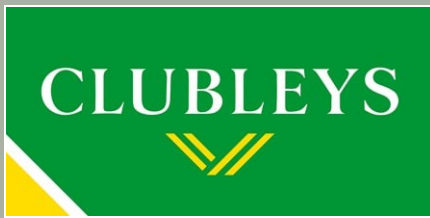


We are delighted to present this stunning two-bedroom semi-detached bungalow, nestled in a highly sought-after, block-paved cul-de-sac. The property boasts a beautifully updated modern kitchen and bathroom, along with a spacious sitting room that features a large front-facing window, flooding the space with natural light. The accommodation includes a generous double bedroom and a charming single bedroom with French doors opening onto the rear garden.

The front of the property showcases a well-maintained lawn and a driveway providing ample off-road parking, leading to a carport and a detached garage. The fully enclosed rear garden is impressively spacious, offering a block-paved seating area, a lush lawn, and mature planting, creating a perfect outdoor retreat.

This lovely home is ideal for those seeking comfort, convenience, and a peaceful setting—don't miss the opportunity to make it yours!

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



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Front entrance door.
Storage cupboard.

KITCHEN

3.10 x 2.20 (10'2" x 7'2")
Door and window to side.
Modern wall and base units comprising integrated oven with hob and extractor fan over, integrated microwave, space for fridge freezer and space for washing machine.

SITTING ROOM

5.95 x 3.15 (19'6" x 10'4")
Bay window to front.
Radiator.

INNER HALL

Airing cupboard housing gas fired central heating boiler.

BATHROOM

2.08 x 1.06 (6'9" x 3'5")
Window to side.
Suite comprising low flush WC, wash hand basin and panelled bath with shower over. Fully tiled, heated towel rail and extractor fan.

BEDROOM ONE

3.61 x 2.73 (11'10" x 8'11")
Window to rear.
Radiator.

BEDROOM TWO

2.69 x 2.63 (8'9" x 8'7")
French doors to rear.
Radiator.

OUTSIDE

To the front of the property there is a lawned garden and driveway providing off road parking, leading to a carport and detached garage. The rear garden is fully enclosed and generous in size with a block paved seating area, lawned garden and mature planting.

ADDITIONAL INFORMATION

SERVICES

Mains electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

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

TENURE & COUNCIL TAX

Tenure: Freehold
East Riding of Yorkshire Council. Council Tax Band C.

BROADBAND

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

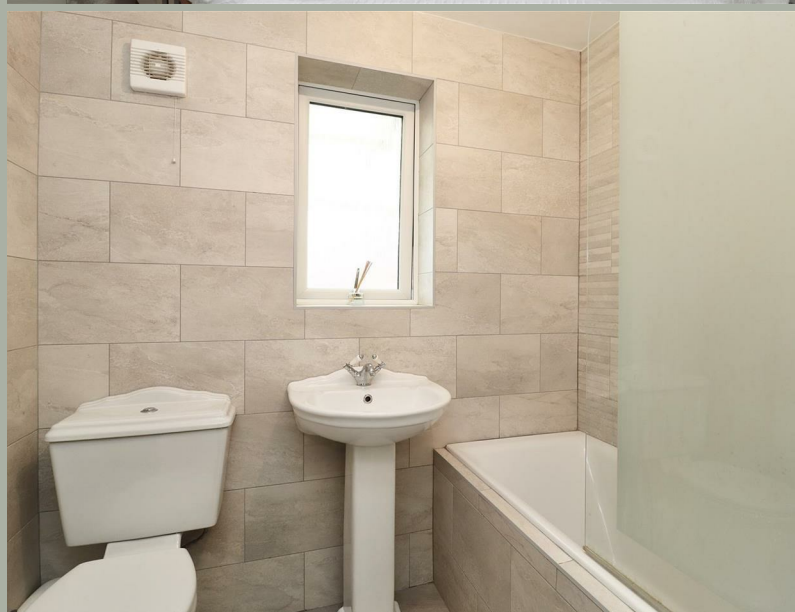
MOBILE

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

REFERRAL FEES

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.

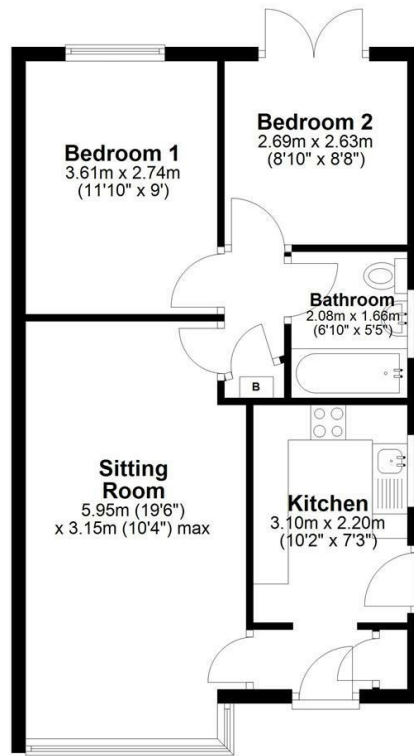
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Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



Total area: approx. 52.9 sq. metres (569.2 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

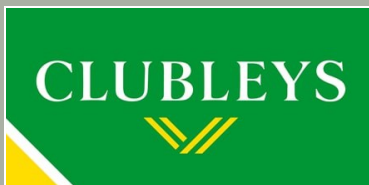
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(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.