CLUBLEYS

82, Roman Avenue South, York, Stamford Bridge, YO41 1LS

Offers Over £200,000







Looking to take your first step onto the property ladder? This attractive two-bedroom mid-terrace home, situated in the ever-popular village of Stamford Bridge, could be just what you've been searching for! Offering well-presented accommodation, low-maintenance gardens, off-street parking and a single garage, this property is an ideal choice for first-time buyers, downsizers or those looking for a home that's easy to look after.

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.

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
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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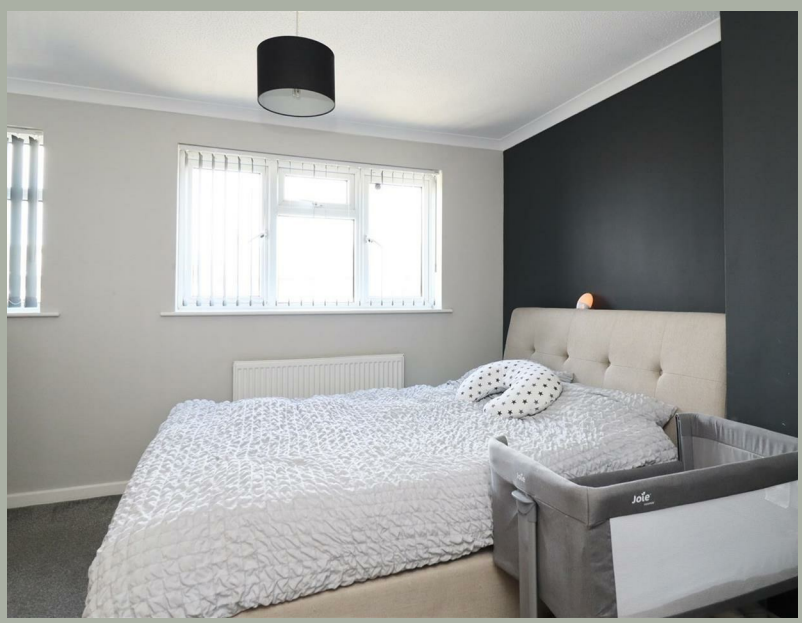






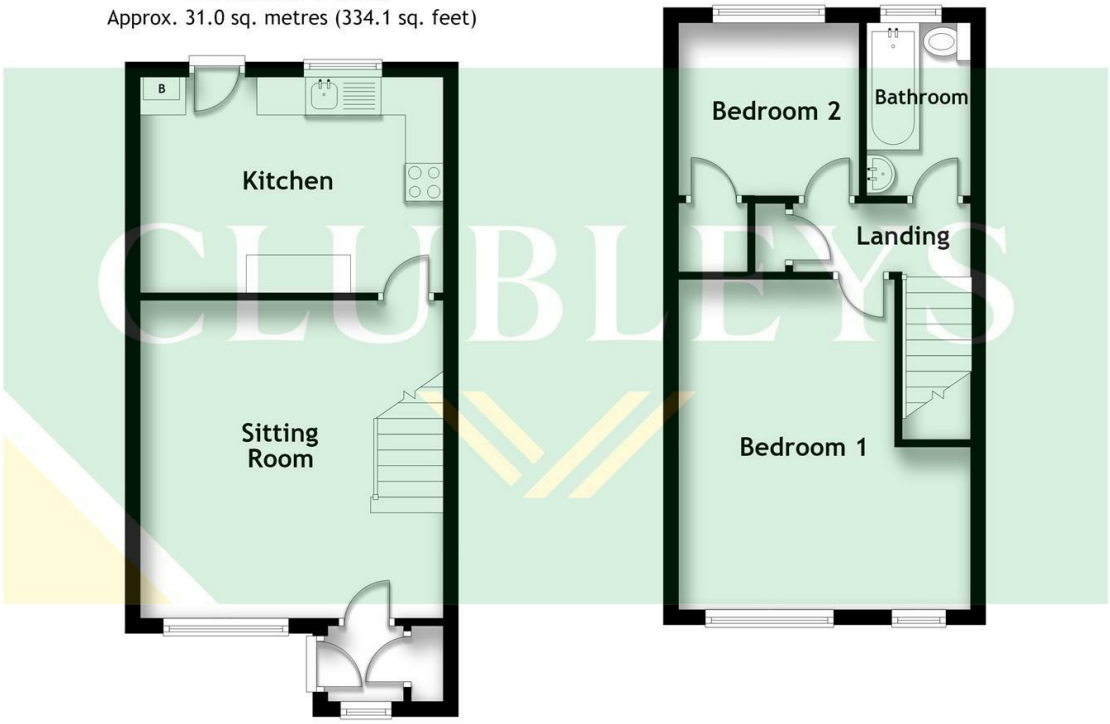






Ground Floor
Approx. 31.0 sq. metres (334.1 sq. feet)

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.

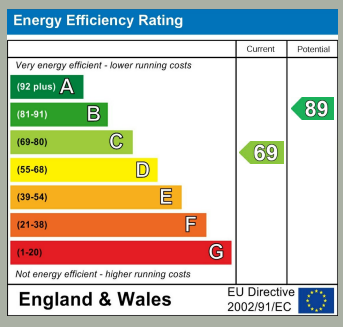
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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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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.