

53, Roman Avenue South,
Stamford Bridge, YO41 1LS
£235,000



ABOUT THE PROPERTY

Located on Roman Avenue South in the village of Stamford Bridge, this two-bedroom bungalow offers well presented accommodation throughout situated on a corner plot and within close proximity to the no. 10 bus route. Its planted frontage creates an attractive first impression, while the layout provides a comfortable balance of living space, bedrooms and storage.

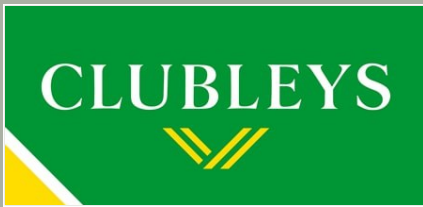
The sitting room is a welcoming space with a bay window to the front and room for both seating and a dining area. The kitchen has fitted wall and base units, work surfaces, an oven with an extractor above, and space for a washing machine and fridge freezer. The spacious main bedroom has been extended has windows to the side and rear, as well as a door to the outside. The second bedroom overlooks the rear and includes fitted wardrobes. A shower room with a corner shower, WC and wash basin completes the accommodation. There is also a storage cupboard in the inner hall and access to the loft.

Externally, a driveway to the side provides off road parking and leads to the single garage. The fully enclosed rear garden is designed for low maintenance, with gravelled and paved areas.

Viewing highly recommended.







Tenure: Freehold
East Riding of Yorkshire Council
Band: B

THE ACCOMMODATION COMPRISES;-

KITCHEN

3.78 x 2.39 (12'4" x 7'10")

Door and window to side.

Wall and base units, working surfaces, oven with extractor fan over and sink unit. Space for washing machine, space for fridge freezer, radiator, cupboard housing gas fired boiler.

SITTING ROOM

5.05 x 3.40 max (16'6" x 11'1" max)

Bay to front.

Radiator.

INNER HALL

Storage cupboard and access to loft.

BEDROOM ONE

6.48 x 2.92 max (21'3" x 9'6" max)

Windows to side and rear, door to side.

Radiator.

BEDROOM TWO

3.56 x 2.97 (11'8" x 9'8")

Window to rear.

Fitted wardrobes and radiator.

SHOWER ROOM

Window to side.

Corner shower, low flush WC and pedestal hand basin. Storage cupboard, radiator.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

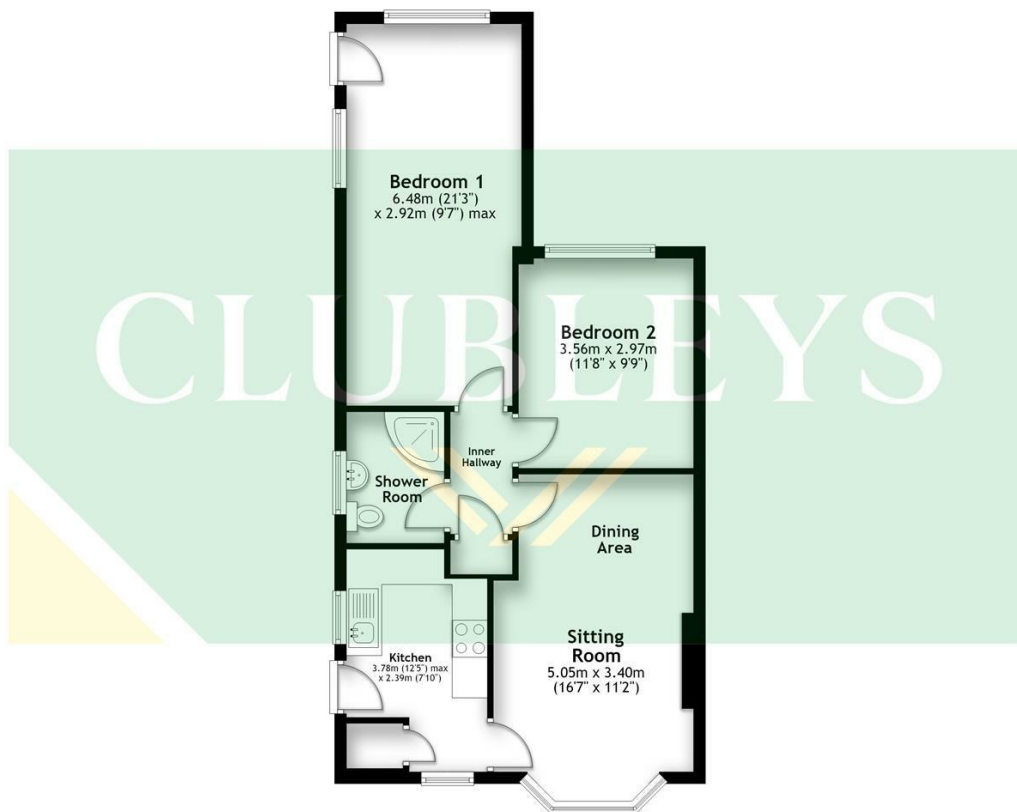
None of the appliances have been tested by the Agent.

GARAGE



Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 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.

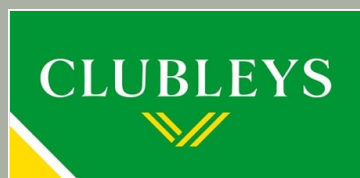
MORTGAGES

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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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