

10, Tostig Close,
Stamford Bridge, YO41 1PB
£335,000



ABOUT THE PROPERTY

Situated within a sought-after residential cul-de-sac in the popular village of Stamford Bridge, this beautifully presented three-bedroom detached bungalow offers spacious, versatile accommodation, ideal for a range of purchasers.

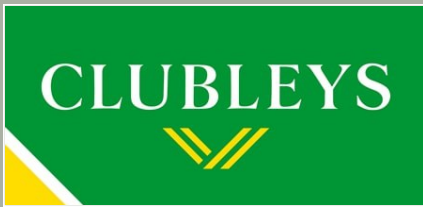
The property is immaculately maintained throughout and briefly comprises a welcoming entrance hall, a generous sitting room with bay window and feature fireplace, and a modern fitted dining kitchen complete with integrated appliances. There are three well-proportioned bedrooms, a stylish four-piece family bathroom and the added convenience of a separate WC.

Externally, the property continues to impress with ample off-road parking leading to a detached garage with electric door, power and lighting. To the rear is an attractive, enclosed garden, predominantly laid to lawn with a gravelled seating area and a timber summerhouse, creating an ideal space for outdoor entertaining and relaxation.

Early viewing is highly recommended to fully appreciate the quality, space and location on offer.







Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Front entrance door.
Storage cupboard, laminate wood flooring and radiator. Access to loft (boarded with ladder and light and housing gas fired boiler)

WC

1.24 x 1.18 (4'0" x 3'10")
Window to side.
Low flush WC and wash hand basin.
Radiator.

SITTING ROOM

5.46 x 3.31 (17'10" x 10'10")
Bay window to front.
Electric fire in modern surround. Radiator.

KITCHEN

5.45 x 2.63 (17'10" x 8'7")
Windows to front and side.
Wall and base units comprising of integrated appliances to include fridge freezer, oven with hob and extractor fan over, dishwasher and washing machine. Laminate wood flooring and radiator.

BATHROOM

2.37 x 1.94 (7'9" x 6'4")
Window to side.
Four piece suite comprising of a corner shower, bath, low flush WC and wash hand basin. Part tiled walls, radiator and extractor fan.

BEDROOM ONE

3.32 x 3.25 (10'10" x 10'7")
Window to rear.
Radiator.

BEDROOM TWO

3.26 x 2.63 (10'8" x 8'7")
Window to rear.
Radiator.

BEDROOM THREE

3.27 x 2.89 max (10'8" x 9'5" max)
Window to rear.
Radiator.

GARAGE

5.84 x 2.68 (19'1" x 8'9")
Electric up and over door.
Power and light, eaves storage.

ADDITIONAL INFORMATION

SERVICES

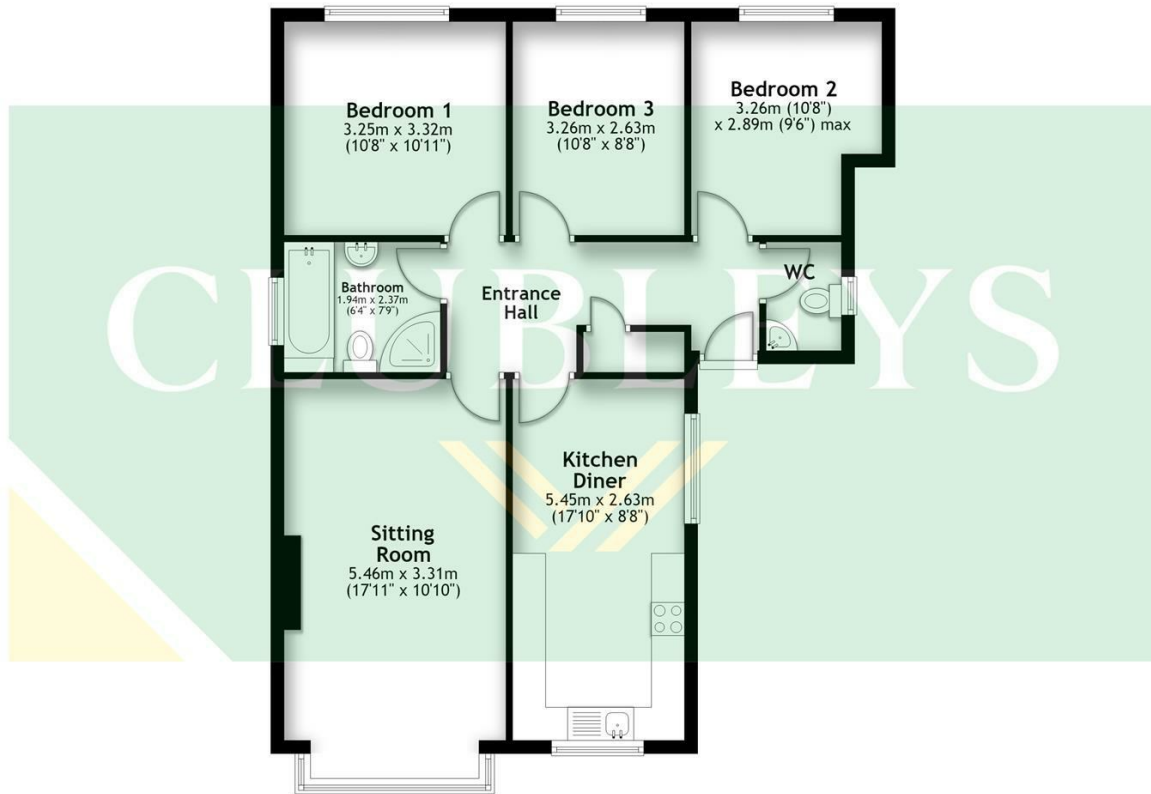
Mains Water, Gas, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.



Ground Floor Approx. 79.7 sq. metres (858.0 sq. feet)



Total area: approx. 79.7 sq. metres (858.0 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.

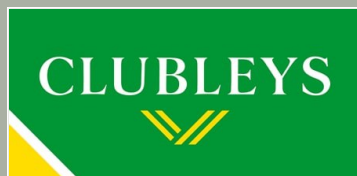
MORTGAGES

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	67	83
EU Directive 2002/91/EC		

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.