



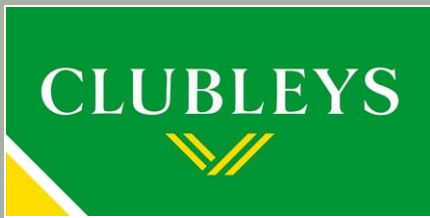
29, Church Road,
York, Stamford Bridge, YO41 1DF
£250,000



We are delighted to offer this well-presented two-bedroom detached bungalow, ideally situated opposite the Old Station and within easy reach of the centre of Stamford Bridge and its excellent range of local amenities.

The accommodation briefly comprises a fitted kitchen, a spacious lounge, two bedrooms, and a recently fitted contemporary shower room. The property benefits from gas-fired central heating and uPVC double glazing throughout. Externally, there is a driveway providing ample off-street parking, leading to a single garage. The enclosed rear garden features recently laid paving, creating a low-maintenance outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate this attractive home and its convenient location.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

Upvc double glazed door, store cupboard.

SITTING ROOM

4.80 (max) x 4.41 (max) (15'8" (max) x 14'5" (max))
"L shaped"

Upvc double glazed window, fire surround and hearth with gas fire inset, 2 double radiators, power points, ceiling coving, TV point, telephone point.

INNER HALL

3.94 x 1.15 (12'11" x 3'9")

Radiator, dado rail, central heating thermostat, access to loft, door leading to garage.

BEDROOM 1

Upvc double glazed window, radiator, power points, TV point.

BEDROOM 2

3.5 x 2.66 (11'5" x 8'8")

Upvc double glazed window, radiator, power points.

SHOWER ROOM

2.0 x 1.70 (6'6" x 5'6")

Walk in shower, low flush WC and wash hand basin, chrome heated towel rail, part tiled walls and tiled floor.

KITCHEN

3.07 x 2.74 (10'0" x 8'11")

Wooden stable door leading outside.

Fitted with a range of wall and floor units, single drainer sink unit, gas oven, 4 ring gas hob, part tiled walls, power points, work surface, radiator.

GARAGE

4.77 x 3.26 (15'7" x 10'8")

Attached garage with up and over door, wall mounted gas fired central heating boiler, plumbing for washing machine, power and light.

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.

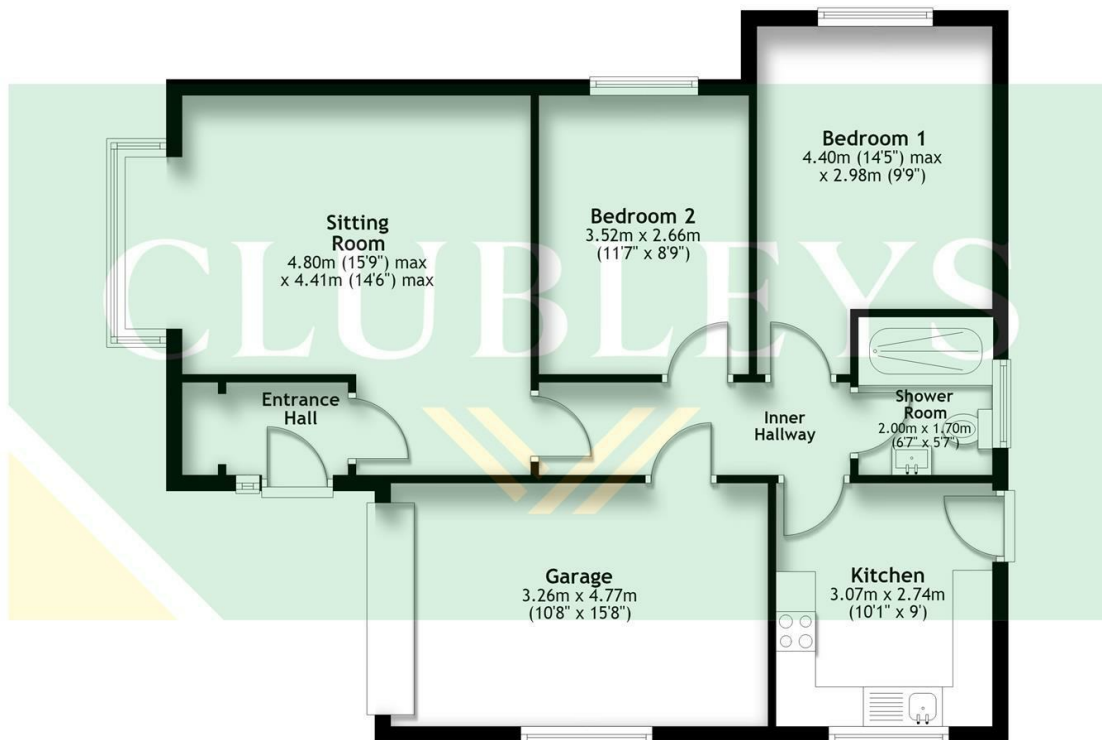
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Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 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

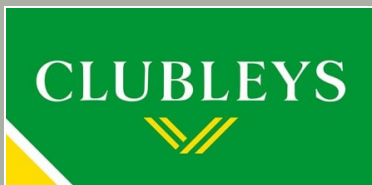
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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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

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.