CLUBLEYS

27, Wharton Road, York, Stamford Bridge, YO41 1PN
Chain Free £320,000







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ABOUT THE PROPERTY

Situated at the end of a quiet cul-de-sac in Stamford Bridge, this three bedroom detached bungalow is offered with no onward chain and presents a wonderful opportunity to create a home to your own taste. Having been well cared for, the property is ready to move into, with plenty of potential to improve over time.

The accommodation comprises of a generous sitting room with a bay window and electric stove. Alongside the fitted kitchen, a side extension provides a spacious entrance and utility area with access to the garage. There are three bedrooms, a bathroom and a separate WC. The second bedroom leads through to a conservatory that opens onto the rear garden.

Externally, a driveway and garage provide parking, with additional storage in the garage. The private rear garden is a real highlight, with a lawn surrounded by mature planting, various seating areas and a pergola creating a lovely setting for relaxing or entertaining. Complete with a storage shed, it is a gardener's retreat with plenty to enjoy from the outset. From the cul-de-sac, a footpath leads past the community orchard, offering a quick route to the main street and village square.















Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL
Side entrance door.
Radiator.

CLOAKROOM
Window to side.
Two piece pale suite comprising low level WC and wash hand basin. Radiator.

BEDROOM THREE
4.29 max x 2.51 (14'0" max x 8'2")
Window to front, radiator.

SITTING ROOM
5.94 x 3.81 (19'5" x 12'5")
Bay window to front.
Electric stove set in stone surround, television point, telephone point, laminate flooring, 2x radiators.

KITCHEN
2.97 x 2.51 (9'8" x 8'2")
Door and window side.
Fitted with a range of wall and base units comprising working surfaces, part tiled walls, stainless steel sink unit, extractor fan, space for oven, dishwasher and fridge freezer.

SIDE ENTRANCE / UTILITY
5.54 x 1.96 (18'2" x 6'5")
Front and rear entrance doors, window to rear.
Fitted with wall and base units and plumbed for automatic washing machine. Wall mounted gas fired central heating boiler. Door to garage.

INNER HALL
Storage cupboard with shelves and hanging rail.

BATHROOM
Opaque window to side.
Three piece coloured suite comprising bath with shower over, low level WC and wash hand basin set in vanity unit. Heated towel rail, shaver point.

BEDROOM ONE
3.48 x 2.79 (11'5" x 9'1")
Window to rear.
Radiator.

BEDROOM TWO
2.95 x 2.87 (9'8" x 9'4")
Double doors leading to the conservatory.
Radiator.

CONSERVATORY
2.90 x 2.87 (9'6" x 9'4")
UPVC and brick construction. French doors leading to the rear garden, windows to three elevations.
Radiator.

GARAGE
5.49 x 2.74 (18'0" x 8'11")
Up and over door. Power and light.

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.

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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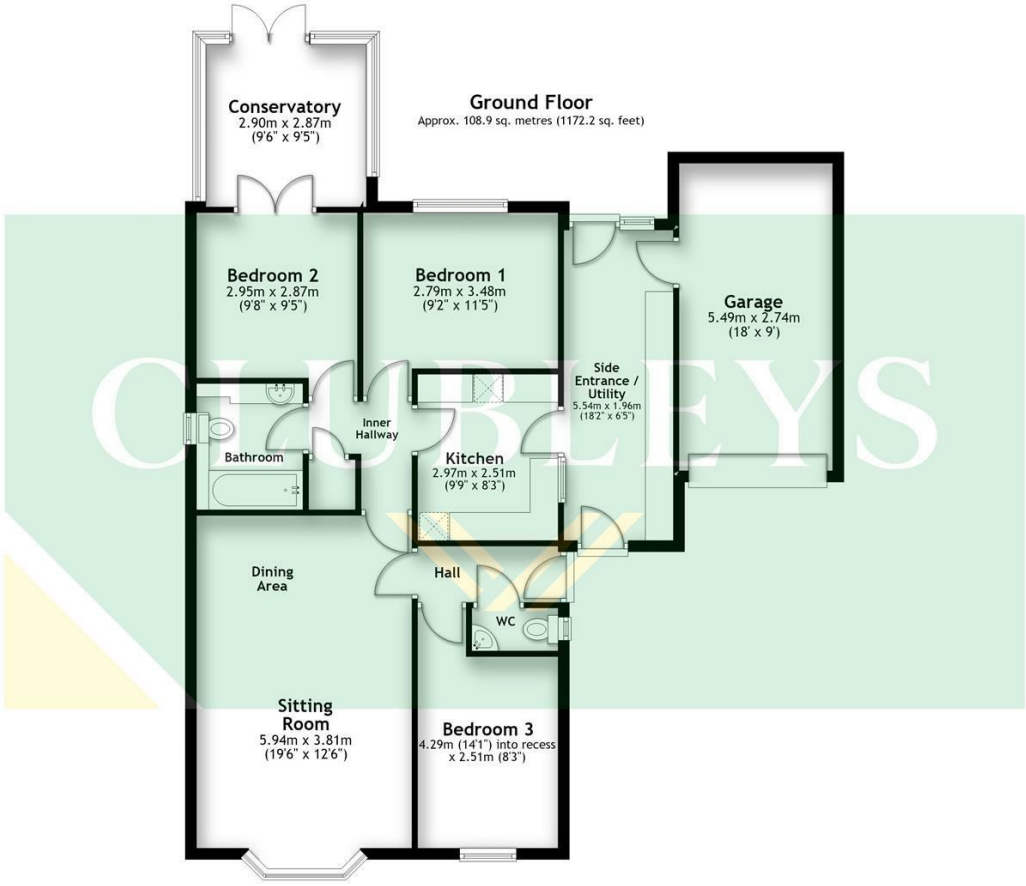












Total area: approx. 108.9 sq. metres (1172.2 sq. feet)

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.

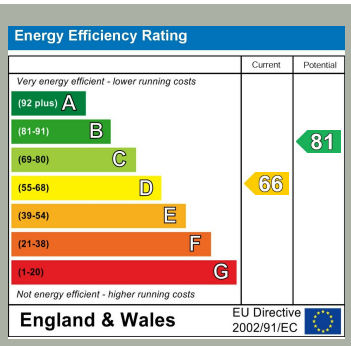
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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01759 373709
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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.

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.