



THE LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

THE PROPERTY

*****OPEN TO OFFERS***** A fantastic opportunity to purchase a spacious one bedroom first floor apartment situated in The Square, Stamford Bridge, close to the local amenities with views over the River Derwent to the rear. The accommodation comprises:- Sitting room, fitted kitchen, inner hall, bathroom, bedroom, entrance hall. UPVC double glazed. Parking space. **VIEWING HIGHLY RECOMMENDED.**
SB432/02/16



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Upvc double glazed entrance door, laminate floor, folding ladders leading to flat roof terrace.

FITTED KITCHEN 13'5" X 9'4" (4.1 X 2.85)

Fitted with a range of wall and base units, working surfaces, stainless steel sink unit, double electric oven with 4 ring electric hob and extractor over, part tiled walls.

SITTING ROOM 15'1" X 14'10" (4.59 X 4.53)

Upvc double glazed window to front elevation, electric fire set in modern surround, TV aerial point, laminate flooring.

INNER HALL

Fitted cupboard housing hot water cylinder, access to loft space.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, sky light, laminate floor.

BEDROOM 12'10" X 11'10" (3.9 X 3.6)

Upvc double glazed window to rear elevation, electric convector heater, TV point, laminate floor.

OUTSIDE

Outside store and parking for one vehicle.

SERVICES

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

APPLIANCES

None of the electrical appliances have been tested by the Agent.

LEASE

We have been advised by the vendor that the ground rent and maintenance £20 per annum. The property has a 999 years lease from January 1974.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Leasehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday, Wednesday, Friday,
10 am to 5.30 pm Thursday, 9 am - 1 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising

Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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 01759 373709 for further information or to arrange for one of our valuers to call.

MORTGAGES

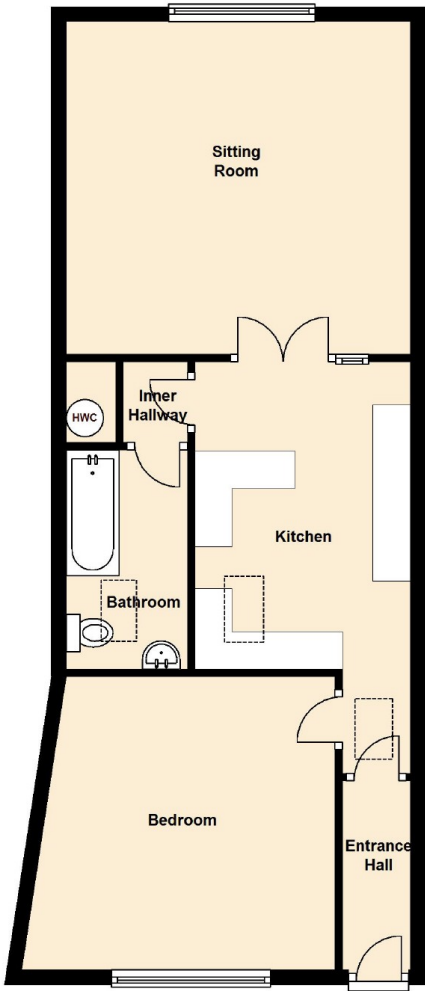
We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application. **Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only



Ground Floor

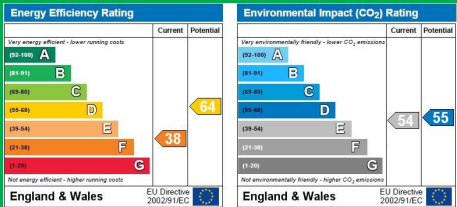
Approx. 58.9 sq. metres (634.5 sq. feet)

Total area: approx. 58.9 sq. metres (634.5 sq. feet)



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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