

CLUBLEYS



16 Fossway

Stamford Bridge, YO41 1DS

£225,000



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

A three bedroom semi detached chalet style bungalow, having larger than average gardens to the front, side and rear with a detached garage, situated in a quiet cul-de-sac within this sought after area of Stamford Bridge. The accommodation comprises:- entrance hall, sitting room, kitchen, 3 bedrooms, bathroom and conservatory.

Outside there are gardens to the front, rear and side with a driveway leading to the detached garage. Two garden sheds and greenhouse. Upvc double glazing and Gas fired central heating.

REF: SB548/0219



THE ACCOMMODATION

GROUND FLOOR ACCOMMODATION

FRONT ENTRANCE 4'10" x 4'10" (1.48m x 1.48m)
Front entrance door, ceiling coving, fitted cupboard.

SITTING ROOM 17'5" x 11'0" (5.32m x 3.36m)
Window to the front elevation.
Feature stone fireplace and hearth with matching side-stand, radiator, power points, ceiling coving.

KITCHEN
Fitted with a range of wall and floor units with work surfaces, 1.5 bowl stainless steel sink unit, part tiled, radiator, power points, ceiling coving, fitted shelved cupboard housing wall mounted gas fired central heating boiler.

CONSERVATORY 11'8" x 7'9" (3.55m x 2.35m)
Tile floor, power points, French windows to rear garden.

BEDROOM / DINING ROOM 11'2" x 9'5" (3.40m x 2.88)
Window to the rear elevation.
Radiator, ceiling coving, power points.

INNER HALL
Radiator, ceiling coving.

BEDROOM 11'0" x 10'1" (3.36m x 3.07m)
Window to the rear elevation.
Radiator, ceiling coving, power points.

FIRST FLOOR ACCOMMODATION

LANDING

Fitted shelved cupboard, access to eaves storage space.

BEDROOM 15'3" x 10'4" (4.64m x 3.14m)
Radiator, power points.

OUTSIDE

DETACHED GARAGE

Sectional concrete garage with up and over door.

GARDEN

The property has the benefit of lawned gardens to the front, side and rear which are larger than average. Paved patio area, 2 garden sheds and a greenhouse.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

None of the appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Freehold

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.

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MORTGAGES

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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.

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Floor Plan

This plan is for illustrative purposes only



CLUBLEYS

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