CLUBLEYS

19, Fossway,
Stamford Bridge, YO41 1DS
£250,000







rightmove

ZOOPLA

ABOUT THE PROPERTY

** CHAIN FREE **

A four-bedroom semi-detached dormer bungalow in the highly sought-after village of Stamford Bridge. This property offers excellent scope for modernisation, allowing the new owners to update and personalise the home to their own taste.

The accommodation includes a fitted kitchen with pantry, a living room, dining room, shower room, and one bedroom on the ground floor, with a further three bedrooms upstairs. The layout is practical and flexible, ideal for family living or home working. Externally, there is a driveway providing off-street parking leading to a single garage, and the property enjoys open rural views to the rear, providing a peaceful outlook.

Situated in a popular village location with good access to local amenities and transport links, this property presents a great opportunity for a wide range of buyers.















Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE ACCOMMODATION COMPRISES:

KITCHEN
3.08m x 3.28m (10'1" x 10'9")
Leading in from a UPVC entrance door, wall and base units, electric oven, stainless steel sink unit, tiled floor, radiator and window to the side elevation.

PANTRY
2.87m x 1.20m (9'4" x 3'11")
Space for washer and dryer, wall mounted gas fired central heating boiler and window to the front elevation.

SITTING ROOM
5.47m x 3.01m (17'11" x 9'10")
Radiator, fireplace, window to the front elevation, opening to

DINING ROOM
3.94m x 3.04m (12'11" x 9'11")
French doors to rear, radiator, stairs to first floor

INNER HALL
1.94m x 0.99m (6'4" x 3'2")

SHOWER ROOM
1.93m x 1.65m (6'3" x 5'4")
Corner shower cubicle, low flush W.C., pedestal hand basin, fully tiled walls, extractor fan, vinyl flooring and window to the side elevation.

BEDROOM TWO
2.83m x 2.97m (9'3" x 9'8")
Radiator and window to the rear elevation.

BEDROOM ONE
4.00m x 2.92m (13'1" x 9'6")
Fitted wardrobes to one wall, radiator and window to the side elevation.

BEDROOM THREE
3.53m x 2.48m plus wardrobes (11'6" x 8'1" plus wardrobes)
Fitted cupboard, radiator and window to the front elevation.

BEDROOM FOUR
2.98m x 1.99m (9'9" x 6'6")
Storage cupboard, radiator and window to the rear elevation.

GARAGE
Up and over door.

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

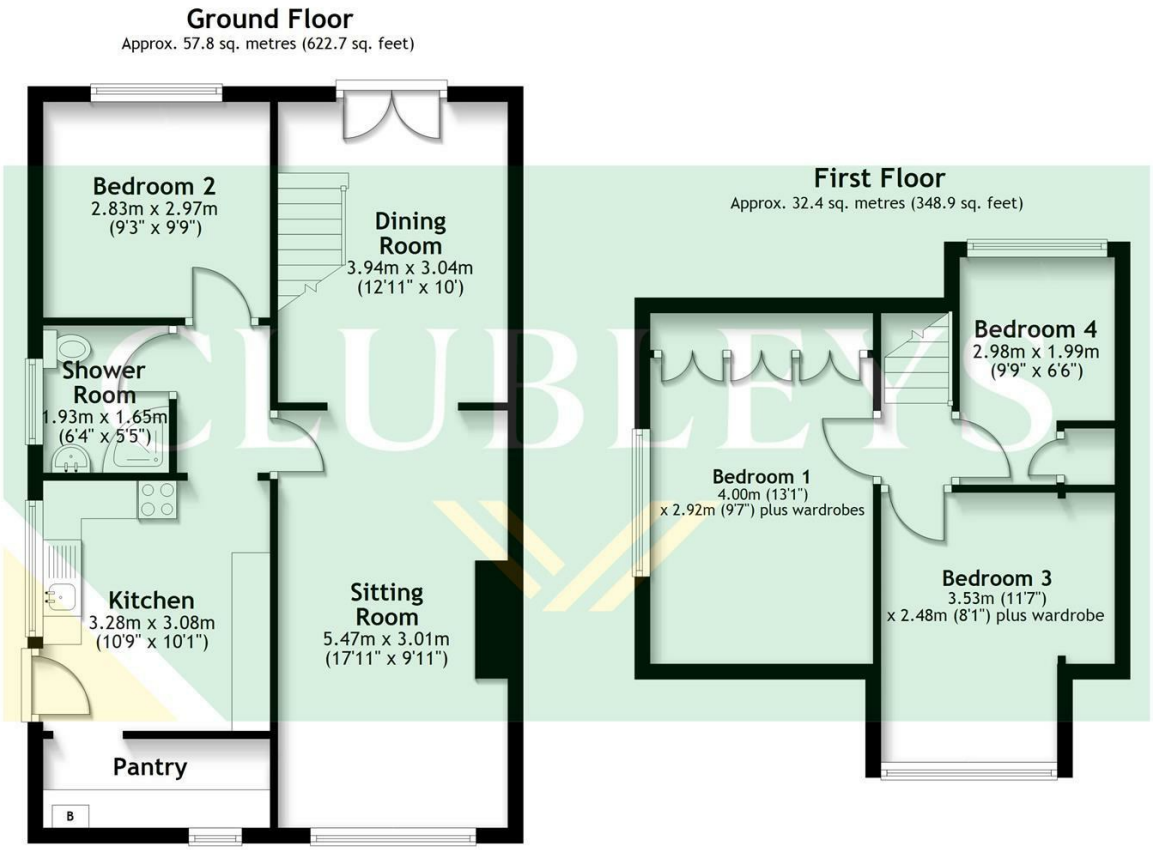
APPLIANCES
None of the appliances have been tested by the Agent.

rightmove ZOOPLA









Total area: approx. 90.3 sq. metres (971.6 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.

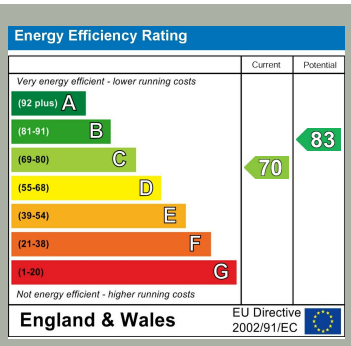
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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 & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for 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.

CLUBLEYS

8 The Square, Stamford Bridge, York, YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com

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.