



19, Heather Bank,
Stamford Bridge, YO41 1EU
Chain Free £305,000



ABOUT THE PROPERTY

Nestled in one of Stamford Bridge's most desirable areas, this extended detached bungalow is now available with no forward chain, offering an exciting opportunity for its next owners. Brimming with potential, this much-loved home has been cherished by the same family for generations and now presents a wonderful chance for modernisation, allowing you to put your own stamp on it.

Stepping inside, the property boasts a well-proportioned layout with a range of versatile living spaces. The spacious kitchen diner provides the heart of the home, offering ample room for cooking and dining. There are two good sized bedrooms, both featuring fitted wardrobes, as well as a main bathroom and a separate shower room for added convenience.

The two generous reception rooms, each enhanced by charming bay windows, provide bright and airy spaces perfect for relaxation or entertaining guests. To the rear, a highly versatile room with sliding doors opening onto the enclosed garden offers endless possibilities; whether you envision it as a third bedroom, a garden room, a dedicated hobby space, or a home office, the choice is yours.

Externally, the property continues to impress with a driveway leading to a single garage, providing off-street parking and additional storage. The enclosed rear garden, thoughtfully designed with low-maintenance block paving, enjoys a peaceful setting with delightful views towards the historic old railway viaduct, adding to the property's charm.

This fantastic bungalow offers spacious accommodation in a prime location with superb potential for transformation. Whether you're looking for a forever home or an exciting project, this property is ready to be tailored to your tastes and lifestyle.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.







Tenure: Freehold
East Riding of Yorkshire Council
Band: C

THE ACCOMMODATION COMPRISES:-

KITCHEN

5.64 x 2.84 (18'6" x 9'3")

Door to side, windows to front and side.

Kitchen comprising of a range of wall and base units with granite work surfaces, integrated eye level double oven, integrated fridge freezer, electric hob with extractor fan over and space for washing machine. Airing cupboard housing gas fired central heating boiler, ladder style towel rail.

INNER HALL

Providing access to loft space.

SITTING ROOM

6.50 x 3.13 (21'3" x 10'3")

Bay window to front.

Gas fire and radiator.

DINING ROOM

4.07 x 3.11 (13'4" x 10'2")

Bay window to front and window to side.

Radiator. Corridor with storage cupboard providing access to:-

HOBBY ROOM / BEDROOM THREE

4.55 x 3.09 (14'11" x 10'1")

Sliding doors to rear, windows to sides.

Radiator.

JACK & JILL SHOWER ROOM

2.44 x 1.82 (8'0" x 5'11")

Suite comprising a corner shower, wash hand basin and low flush WC set in vanity unit. Velux window, fully tiled walls, extractor fan and radiator.

BEDROOM ONE

3.91 x 3.14 (12'9" x 10'3")

Window to rear.

Fitted wardrobes and radiator.

BEDROOM TWO

2.97 x 2.86 (9'8" x 9'4")

Window to rear.

Fitted wardrobes and radiator.

BATHROOM

1.92 x 1.68 (6'3" x 5'6")

Window to side.

Suite panelled bath, wash hand basin and low flush WC. Part tiled walls and radiator.

OUTSIDE

Externally, the property continues to impress with a driveway leading to a single garage, providing off-street parking and additional storage. The enclosed rear garden, thoughtfully designed with low-maintenance block paving, enjoys a peaceful setting with delightful views towards the historic old railway viaduct, adding to the property's charm.

GARAGE

Up and over door.

Window to side, power and light.

ADDITIONAL INFORMATION

The property has benefit of solar panels.

SERVICES

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

APPLIANCES

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

BROADBAND

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

MOBILE

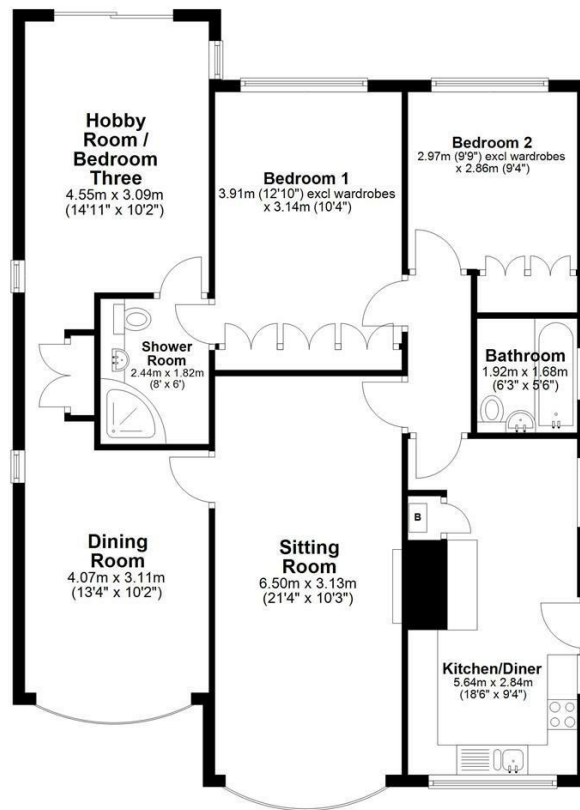
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

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.



Ground Floor



Total area: approx. 106.0 sq. metres (1141.4 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>

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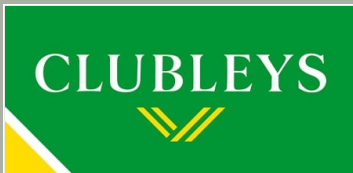
MORTGAGES

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.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	91
(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.