



No Forward Chain

A two-bedroom semi-detached bungalow located in a highly desirable area of Stamford Bridge, positioned in a quiet cul-de-sac. The property offers scope for cosmetic updating, making it an ideal opportunity for buyers to put their own stamp on a home.

The accommodation comprises a kitchen, sitting room, and an inner hall providing access to two bedrooms and a shower room. Externally, the property features a lawned front garden and a driveway providing off-road parking leading to a single garage. The rear garden is generously sized, with a sheltered area adjoining the house, a paved patio, lawn, and a storage shed.

Viewing recommended. The property is Freehold. Council - East Riding Of Yorkshire Council - Band B.

THE ACCOMMODATION COMPRISES:-

KITCHEN

3.99 x 2.41 (13'1" x 7'10")

Door to side. Windows to front and side.

Wall and base units comprising integrated fridge freezer, eye level oven and hob with extractor fan over, sink unit. Space for washing machine and radiator.

SITTING ROOM

5.23 x 2.97 (17'1" x 9'8")

Bay to front.

Electric fire and 2x radiators.

INNER HALL

Storage cupboard and access to loft.

SHOWER ROOM

2.26 x 1.55 (7'4" x 5'1")

Window to side.

Suite comprising walk in shower, low flush WC and wash hand basin. Part tiled walls and radiator.

BEDROOM ONE

3.64 x 2.94 (11'11" x 9'7")

Window to rear.

Fitted wardrobes and radiator.

BEDROOM TWO

2.74 x 2.43 (8'11" x 7'11")

French doors to rear.

Radiator.

OUTSIDE

Externally, the property features a lawned front garden and a driveway providing off-road parking leading to a single garage. The rear garden is generously sized, with a sheltered area adjoining the house, a paved patio, lawn, and a storage shed.

ADDITIONAL INFORMATION

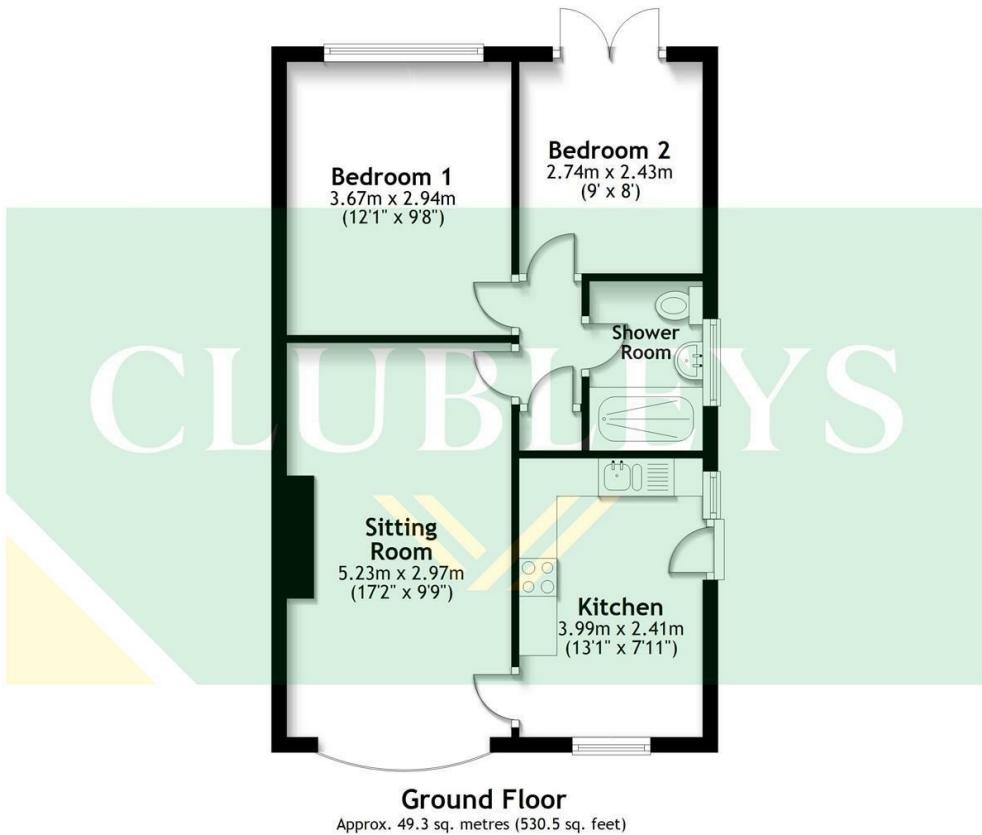
SERVICES

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.





Total area: approx. 49.3 sq. metres (530.5 sq. feet)

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.

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