



14, Roman Avenue North,  
Stamford Bridge, YO41 1DP  
Chain Free £200,000



#### RENOVATION PROJECT

This three-bedroom semi-detached dormer bungalow is situated in a quiet cul-de-sac and benefits from a generous plot with a particularly large rear garden. Requiring full renovation throughout, the property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. The accommodation briefly comprises an entrance hall, a sitting room open to the dining room with stairs leading to the first floor, a kitchen, conservatory, a ground-floor bedroom and bathroom. To the first floor there are two further bedrooms. Externally, the property benefits from a driveway providing off-road parking and leading to a single garage. To the rear is a substantial garden offering excellent potential for landscaping or extension (subject to the necessary permissions).

Offered for sale with no onward chain.



Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: C

## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Side entrance door.  
Radiator.

#### SITTING ROOM

4.25 x 3.30 (13'11" x 10'9")  
Window to front.  
Fireplace and radiator. Open to;-

#### DINING ROOM

4.17 x 3.30 (13'8" x 10'9")  
Stairs to first floor.  
Sliding doors to rear and radiator.

#### CONSERVATORY

3.62 x 2.43 (11'10" x 7'11")  
Doors to rear, windows to sides and rear.

#### KITCHEN

2.56 x 2.69 (8'4" x 8'9")  
Door to rear and window to side.  
Wall and base units with stainless steel sink.  
Space for oven, fridge freezer and washing machine.

#### BATHROOM

1.93 x 1.68 (6'3" x 5'6")  
Window to side.  
Suite comprising panelled bath, low flush WC and wash hand basin.

#### BEDROOM THREE

2.58 x 2.56 (8'5" x 8'4")  
Window to front.  
Radiator.

### FIRST FLOOR

#### BEDROOM ONE

3.47 + wardrobes x 2.48 (11'4" + wardrobes x 8'1")  
Window to rear.  
Fitted wardrobes.

#### BEDROOM TWO

3.66 + wardrobes x 2.60 (12'0" + wardrobes x 8'6")  
Window to rear.  
Fitted wardrobes.

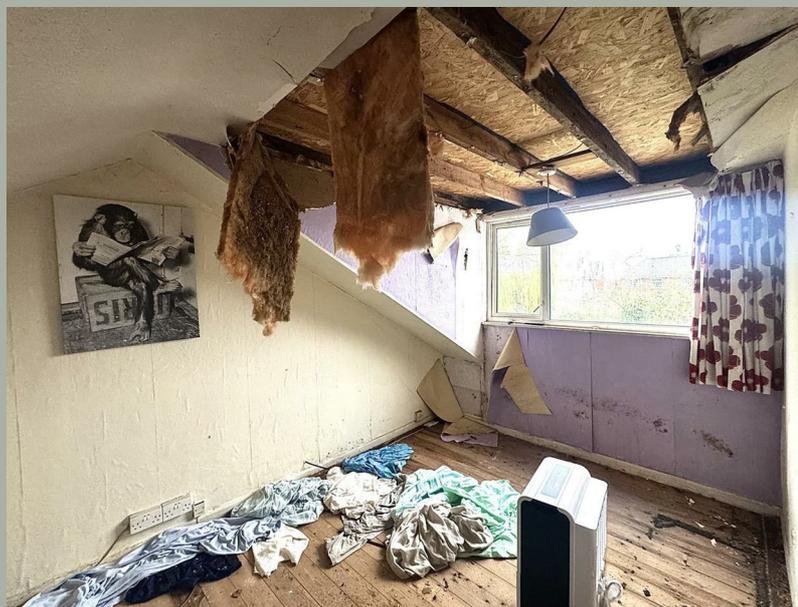
### ADDITIONAL INFORMATION

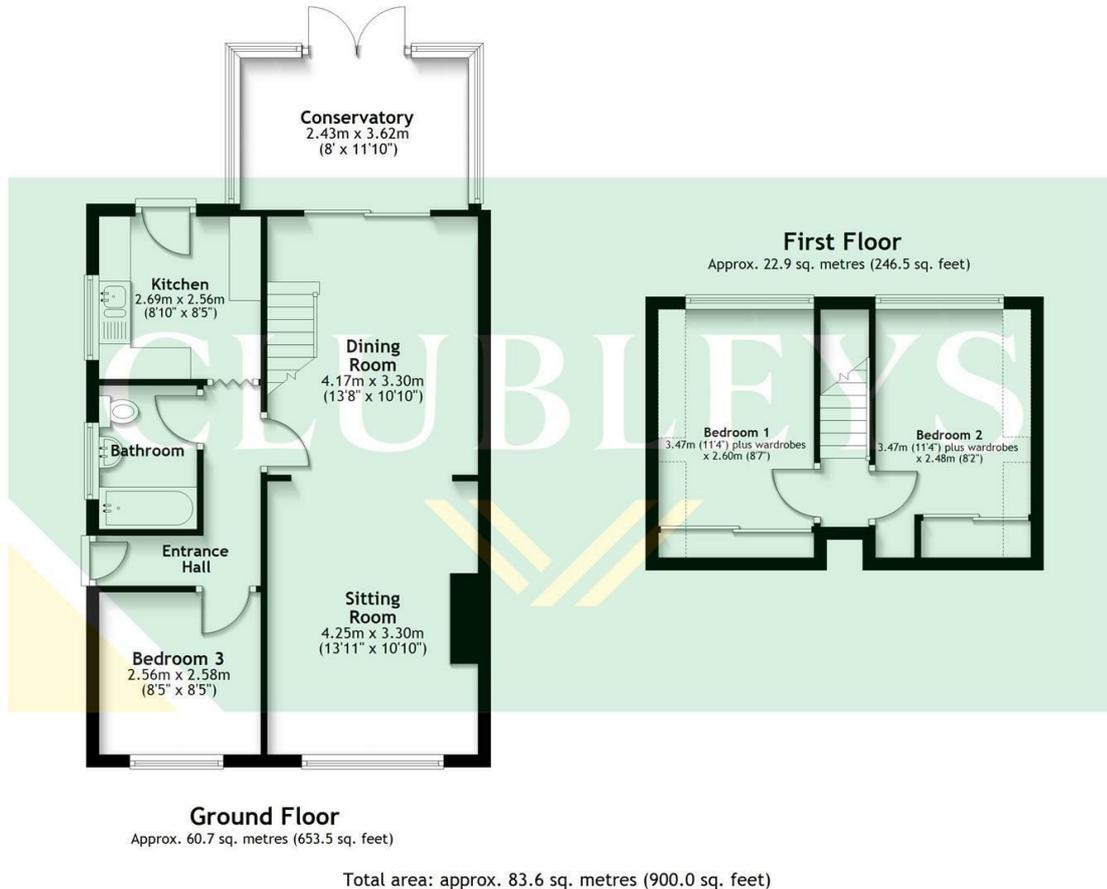
### SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

### APPLIANCES

None of the appliances have been tested by the Agents.





#### 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

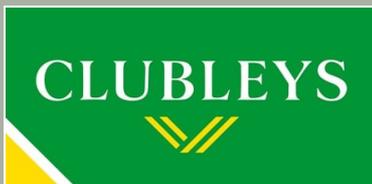
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.