

25, Wharton Road,  
Stamford Bridge, YO41 1PN  
Chain Free £225,000



## ABOUT THE PROPERTY

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Offered to the market with no onward chain, this immaculately presented two-bedroom semi-detached bungalow occupies a pleasant position within the popular village of Stamford Bridge. Offering well-maintained, single-level living throughout, the property is ideal for those looking to enjoy a low-maintenance home in a sought-after location.

The accommodation briefly comprises an entrance hall with useful storage, a cloakroom/WC, and a spacious sitting room featuring an attractive fireplace and ample space for both seating and dining. The fitted kitchen is well-equipped with a range of wall and base units, integrated electric oven, gas hob and extractor.

There are two well-proportioned bedrooms, with the second bedroom benefiting from direct access to a lean-to conservatory overlooking the rear garden. A modern bathroom is fitted with a white suite incorporating a bath with shower over, vanity wash basin and WC.

Externally, the property enjoys attractive, low-maintenance gardens to both the front and rear. A driveway provides off-street parking and leads to a detached single garage, while the enclosed rear garden offers paved seating areas and gravelled sections, creating an ideal space for relaxing or entertaining with minimal upkeep.

Viewing recommended



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Tenure: Freehold  
East Riding of Yorkshire Council  
Band: B

## THE ACCOMMODATION COMPRISES;-

### ENTRANCE HALL

UPVC double glazed front entrance door, radiator, laminate wood flooring, storage cupboard.

### WC

Opaque UPVC double glazed window to front, white suite comprising low flush WC and wash hand basin set in vanity unit, double radiator, tiled walls, laminate wood effect flooring, coving to ceiling.

### SITTING ROOM

6.06 x 3.06 (19'11" x 10'0")

UPVC double glazed window to front, electric stove heater set in a tiled fireplace with wooden surround, TV aerial point, telephone point, 2x double radiators, laminate wood effect flooring, coving to ceiling.

### KITCHEN

2.99 x 2.40 (9'10" x 7'10")

UPVC side entrance door, UPVC double glazed window to side. Fitted with a range of wall and base units incorporating electric oven with four ring gas hob and extractor fan over, stainless steel sink unit and space for automatic washing machine. Part tiled walls, recessed ceiling lighting, double radiator, laminate wood effect flooring.

### INNER HALL

Cupboard housing gas fired central heating boiler, laminate wood effect flooring.

### BATHROOM

2.23 x 1.84 (7'4" x 6'0")

Opaque UPVC double glazed window to side. White suite comprising panelled bath with shower over and shower screen, low flush WC, wash hand basin set in vanity unit. Chrome ladder style towel rail, part tiled walls, shaving point, laminate tile effect flooring.

### BEDROOM ONE

3.37 x 2.71 (11'1" x 8'11")

UPVC double glazed window to rear, double radiator.

### BEDROOM TWO

2.78 x 2.72 (9'1" x 8'11")

UPVC double glazed window to rear, double radiator. Door to;-

### LEAN TO / CONSERVATORY

Windows sides and rear, door to rear garden, tiled flooring.

## OUTSIDE

To the front of the property is a paved and gravelled garden with a driveway leading to a single garage. The rear garden is also low and easy maintenance having gravel and paved seating areas and a fenced boundary.

## ADDITIONAL INFORMATION

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement, the removal of temporary items, and AI-generated virtual furniture or staging. Images are intended to provide a fair representation of the property, with any virtual furnishings shown for illustrative purposes only.

## 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 agents.



**Ground Floor**  
Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 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.

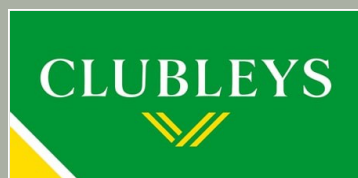
**MORTGAGES**

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](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.

**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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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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 84                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |