CLUBLEYS

28, Burton Fields Road, Stamford Bridge, YO41 1JJ

£230,000

A well-presented two-bedroom semi-detached bungalow offering comfortable ground floor living. The accommodation comprises of an entrance hall with a useful storage cupboard, a bright kitchen that has been modernised to provide a practical and attractive space for everyday use, and a bright sitting room featuring a bay window allows plenty of natural light. To the rear are two bedrooms overlooking the garden, along with a bathroom fitted with a three-piece suite including a bath with shower over.

Externally, the property benefits from off-road parking to the front. Double gates provide access to further off-road parking and lead to the single garage. The rear garden is mainly laid to lawn and provides a good-sized outdoor space with plenty of scope for improvement, landscaping or personalisation.

Overall, this bungalow represents an excellent opportunity for those seeking a well-maintained property with potential to further enhance, conveniently arranged accommodation, and generous outdoor space.

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMMODATION COMPRISES

ENTRANCE HALL
Composite glazed front entrance door, fitted cupboard, laminate wood flooring.

KITCHEN
2.69 x 2.44 (8'9" x 8'0")
Upvc double glazed window and door to the side elevation. Fitted with a range of wall and base units, working surfaces, stainless steel sink unit, integral electric oven with ceramic hob and extractor over, plumbed for automatic washing machine, part tiled walls, radiator.

SITTING ROOM
5.22 x 2.97 (17'1" x 9'8")
Upvc double glazed hanging bay window to the front elevation, laminate wood flooring, radiator.

INNER HALL
Storage cupboard.

BEDROOM 1
3.63 x 2.98 (11'10" x 9'9")
Upvc double glazed window to the rear elevation, coving to ceiling, radiator.

BEDROOM 2
2.78 x 2.44 (9'1" x 8'0")
Upvc double glazed French doors to the conservatory, laminate wood flooring, radiator.

BATHROOM
Upvc double glazed frosted window to the side elevation. 3 Piece white suite comprising panelled bath with mixer taps and electric shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator.

OUTSIDE
Lawned garden to front with driveway to side providing ample parking for several vehicles leading to:-

GARAGE
Double timber doors, power and light.

REAR GARDEN
Fully enclosed with fenced boundaries.

ADDITIONAL INFORMATION

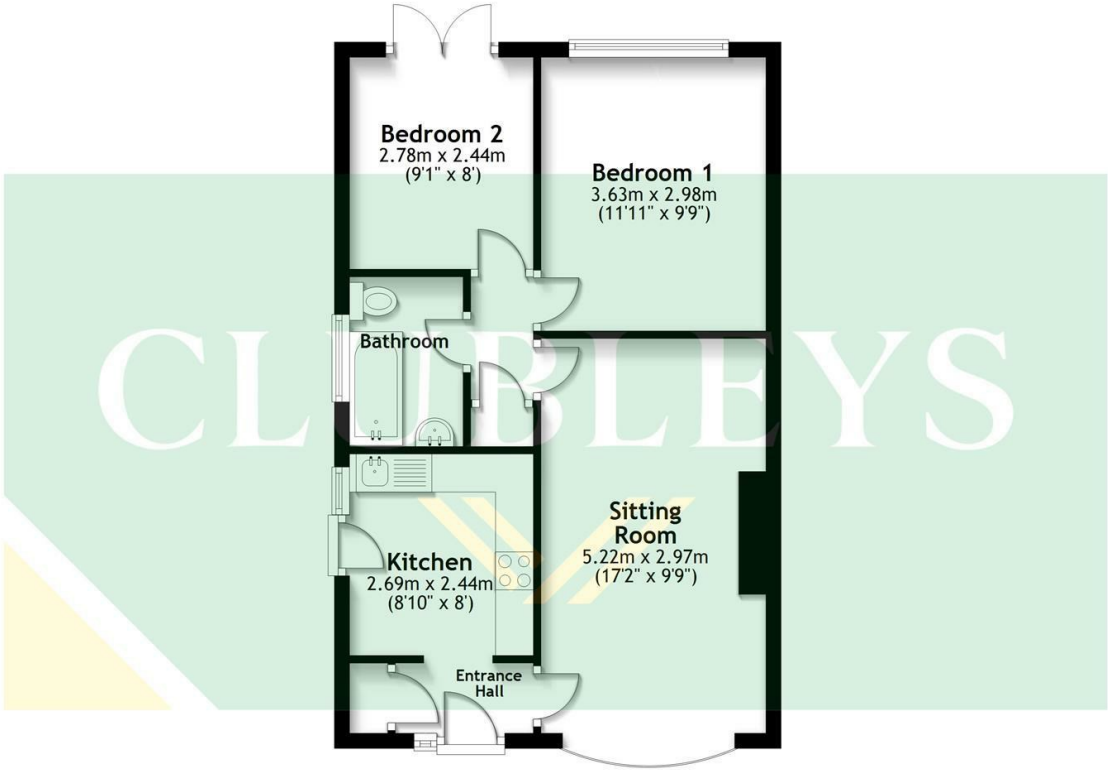
SERVICES
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

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

rightmove
ZOOPLA

clubleys.com

Estate Agents | Lettings Agents | Chartered Surveyors



Ground Floor
Approx. 46.7 sq. metres (502.7 sq. feet)

Total area: approx. 46.7 sq. metres (502.7 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.

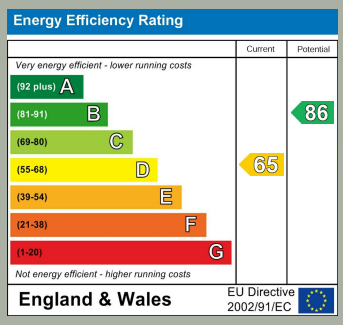
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

CLUBLEYS

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



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.