



Flat 28, Manor Court, Buttercrambe Road,  
Stamford Bridge, YO41 1AJ  
£65,000



**\*\* PRICED TO SELL \*\***

This well-presented second-floor, one-bedroom retirement flat is exclusively available to those aged 60 and over, located within the Manor Court Development.

The flat comprises an entrance hall, open-plan living area, a comfortable bedroom, and a bathroom featuring both a bath and separate shower cubicle. It also boasts gas central heating, UPVC double glazing, ample off-street parking, and access to well maintained communal gardens.

Resident can enjoy the benefits of on-site support and access to excellent communal facilities, including a conservatory and laundry room. Regular Social activities can be accessed by the In-house Activities Co-ordinator in the adjacent Beaumont Care Home and meals are available at an extra cost. Both cats & dogs generally accepted (Pets permitted on agreement with management).

A monthly service charge of £170 (subject to change) covers heating, water, electricity, buildings insurance, and external maintenance.

Contact us today to arrange a viewing!



Tenure: Leasehold  
East Riding of Yorkshire Council  
BAND: A

#### THE ACCOMMODATION COMPRISES:-

##### ENTRANCE HALL

1.46m x 2.72m (4'9" x 8'11" )

Entrance door, intercom system and central heating thermostat.

##### OPEN PLAN SITTING ROOM

5.94m x 2.62m (19'5" x 8'7" )

UPVC double glazed window to rear, radiator, TV aerial point and telephone point.

##### KITCHEN AREA

A range of wall and floor units, electric cooker and hob with extractor fan over, washing machine, 1 ½ bowl stainless steel sink unit, part tiled walls and vinyl flooring. Space for under counter fridge.

##### BEDROOM

3.12m x 2.98m (10'2" x 9'9" )

Window to the rear and radiator.

##### BATHROOM

2.73m x 1.76m (8'11" x 5'9" )

White suite comprising panelled bath with grab rail, step in shower cubicle with grab rail, wash hand basin set in vanity unit, WC, part tiled walls, radiator and carpet flooring.

#### ADDITIONAL INFORMATION

The apartment benefits from the use of 2 communal lounges, dining room, laundry room and hairdressers on site. There is also a separate private lockable store. Please note that there is a service charge £170.00 Per calendar month including heating, electric, water, garden maintenance, window cleaning, outside painting, building insurance, guttering cleaning etc.

#### APPLIANCES

None of the appliances have been tested by the Agent.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band A.

#### 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.





# Floor Plan



Total area: approx. 33.8 sq. metres (364.2 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

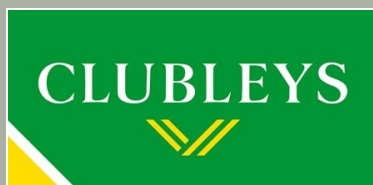
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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](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>	79	79
(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		
England & Wales		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.