



THE LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, dentist, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

THE PROPERTY

A spacious and extended four bedroom detached bungalow with the benefit of two reception rooms located on a corner plot with a secluded rear garden, within a quiet cul-de-sac. The accommodation comprises:- Entrance hall, dining room, fitted kitchen, sitting room, inner hall, four bedrooms and bathroom. Garden to front, side and rear. Tandem garage. Gas fired central heating. UPVC double glazed.

REF: SB454/0517



DIRECTIONS

Leaving the office on the A166 towards Fridaythorpe take your last right hand turn into Burton Fields Road where number 67 is at the end of the cul-de-sac and can easily be identified by our For Sale board.

ENTRANCE HALL

UPVC double glazed front entrance door. Ceiling coving, dado rail, radiator, storage room housing wall mounted gas fired central heating boiler and radiator.

DINING ROOM 14'3" max x 8'3" (4.35m max x 2.52m)
UPVC double glazed window to front elevation.
Dado rail, laminate wooden flooring and radiator.

FITTED KITCHEN 10'0" x 8'2" (3.05m x 2.49m)

UPVC double glazed window to side elevation.

Fitted with a range of wall and floor units incorporating electric oven and gas hob with extractor over, integrated dishwasher, stainless steel sink unit, work surfaces, part tiled walls, tiled floor, radiator.

SITTING ROOM 12'6" x 20'6" (3.80m x 6.24m)

UPVC double glazed bay window to front elevation.

Wall mounted electric fire, ceiling coving, television point, radiator.

INNER HALL

Access to loft space, fitted cupboard.

BEDROOM 1 12'1" x 11'5" (3.68m x 3.49m)

UPVC double glazed window to rear elevation.

Radiator.

BEDROOM 2 12'1" x 9'3" (3.68m x 2.82m)

UPVC double glazed window to rear elevation.

Fitted wardrobes, radiator.

BEDROOM 3 11'6" x 8'3" (3.5m x 2.52m)

UPVC double glazed window to side elevation.

Radiator.

BEDROOM 4 8'1" x 9'4" (2.47m x 2.84m)

UPVC double glazed French windows to side elevation.

Radiator.

BATHROOM

UPVC double glazed frosted window to side elevation.

Three piece white suite comprising of panelled bath with shower over, pedestal hand basin, low level WC, separate shower cubicle, tiled walls.

LOCAL AUTHORITY



TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday, Tuesday,
Wednesday, Friday, 10 am to 5.30 pm
Thursday, 9 am - 1 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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 01759 373709 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only

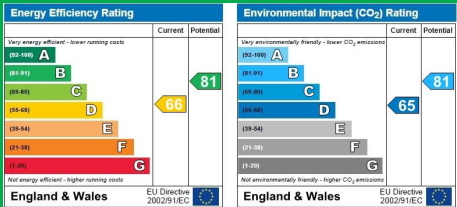


Ground Floor
Approx. 97.3 sq. metres
Total area: approx. 97.3 sq. metres



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