CLUBLEYS

5 High Catton Road, Stamford Bridge YO41 1DH

Chain Free £259,950

ABOUT THE PROPERTY

POTENTIAL TO EXTEND SUBJECT TO RELEVANT PERMISSIONS

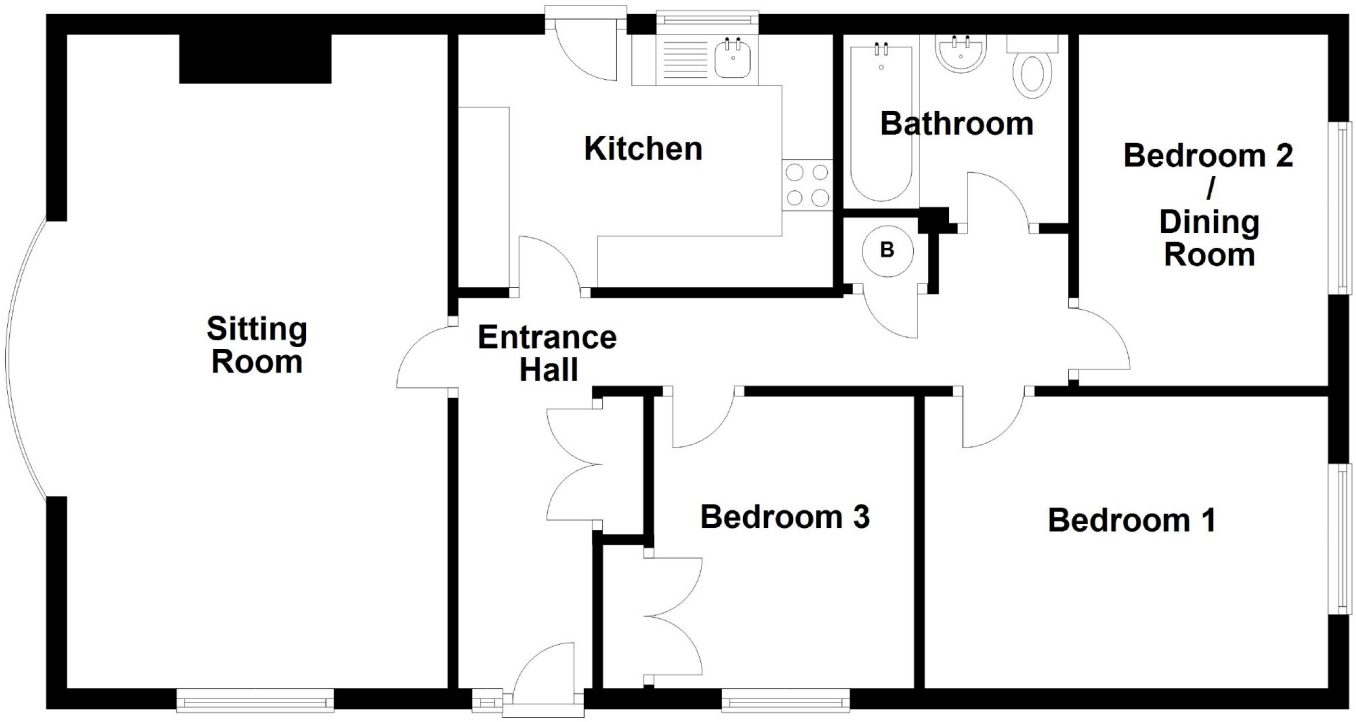
Offered to the market with no forward chain we are delighted to offer this much loved two/three bedroom detached bungalow, located a short distance from local amenities.

The property comprises a welcoming and bright entrance hall, spacious sitting room with windows to two elevations, a fitted kitchen, three bedrooms (one currently used as a dining room) and a bathroom. Externally, the property is surrounded by well maintained gardens which are mainly laid to lawn. There is ample off road parking via a shared driveway leading to an attached single garage with power and light. Behind the garage there is also benefit of a further garden, which has previously been used as a vegetable plot.

This property would benefit some degree of modernisation which makes it the ideal opportunity for the discerning buyer to make it their own.

Contact Clubleys to arrange a viewing.

Ground Floor



Total area: approx. 79.0 sq. metres (850.4 sq. feet)

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 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.

ROOM MEASUREMENTS

ENTRANCE HALL	
SITTING ROOM	6.39m x 3.72m
KITCHEN	3.55m x 2.48m
BEDROOM ONE	3.48m x 2.90m
BEDROOM TWO/DINING ROOM	3.42m x 2.41m
BEDROOM THREE	2.89m x 2.71m
BATHROOM	2.16m x 1.97m
SINGLE GARAGE	5.21m x 2.58m

AGENTS NOTE
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 &
9 am - 3 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 01430 874000 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.

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.

TRAVEL

APPROX

Distance by (Car)

3 Miles	A1079	5 Miles	A64	22 Miles	M62
8 Miles	York	32 Miles	Leeds	35 Miles	Hull

CLUBLEYS

Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

8 The Square, Stamford Bridge, York, YO41 1AF

01759 373709

sb@clubleys.com

www.clubleys.com

OnTheMarket.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 representations of fact, but must satisfy themselves by inspection or otherwise aso 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.