CLUBLEYS

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







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ABOUT THE PROPERTY

Looking for a beautifully maintained home where you can enjoy the ease and convenience of single-level living? This immaculately presented two-bedroom semi-detached bungalow, situated in the ever-popular village of Stamford Bridge, could be just what you're looking for. The property is ideal for downsizers, those seeking a more manageable home or buyers simply wanting comfortable, easy-to-maintain accommodation in a desirable village setting.

Step inside to find a welcoming entrance hall with useful storage and a convenient cloakroom/WC. The spacious sitting room features an attractive fireplace and ample space for both relaxing and dining, while the well-equipped kitchen offers a range of fitted units, an integrated electric oven, gas hob and extractor.

There are two well-proportioned bedrooms, with the second enjoying direct access to a lean-to conservatory overlooking the rear garden, perfect for sitting back and enjoying the garden views. A modern bathroom fitted with a white suite, including a bath with shower over, completes the accommodation.

Outside, the property benefits from attractive, low-maintenance gardens to both the front and rear. The enclosed rear garden offers paved seating areas and gravelled sections, ideal for enjoying the outdoors without the upkeep. A driveway provides off-street parking and leads to a detached single garage.

With its immaculate presentation, practical layout and sought-after village location, this lovely bungalow is ready for its next chapter. Viewing is highly recommended!



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Estate Agents | Lettings Agents | Chartered Surveyors

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 it 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.

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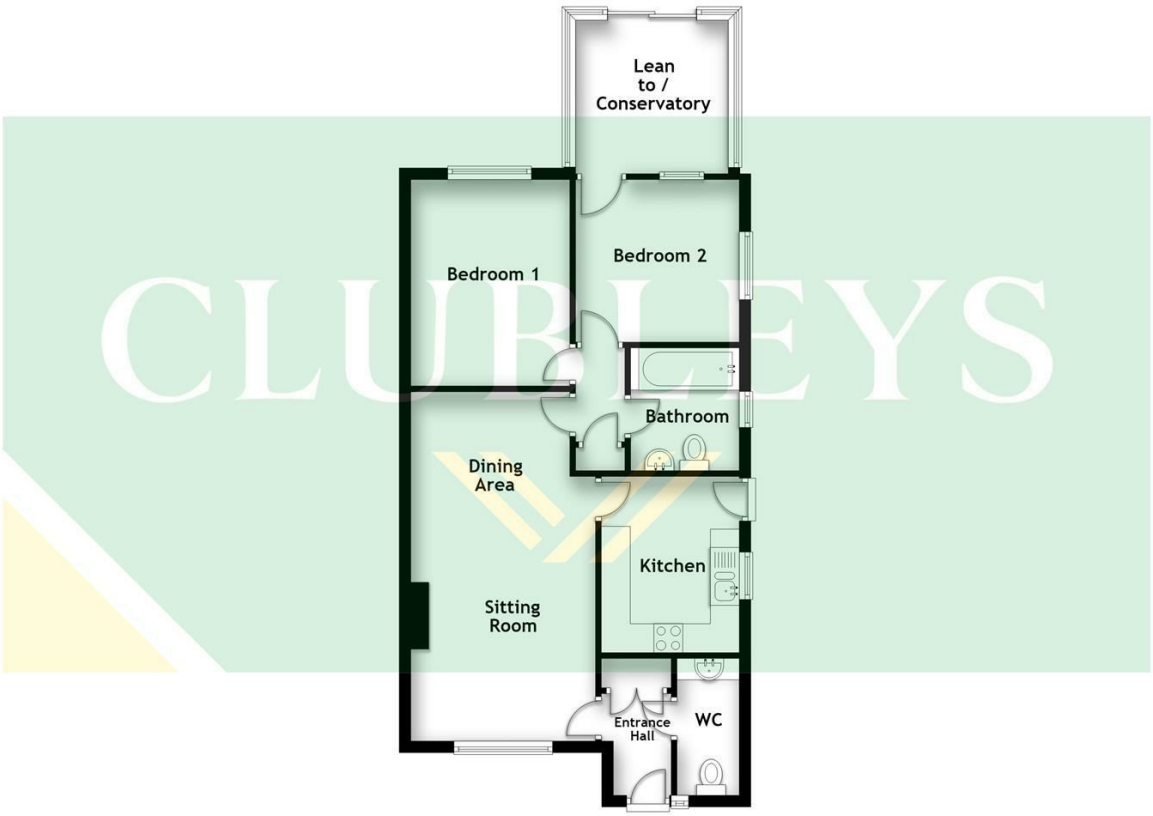





A.I Furni

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.

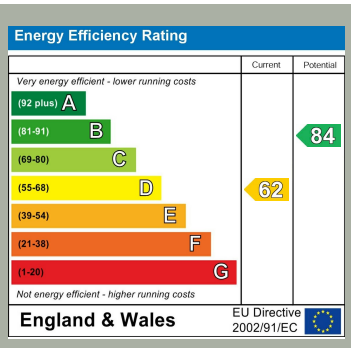
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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



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.

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.