Station View, 29, Church Road, York, Stamford Bridge, YO41 1DF
Offers In The Region Of £240,000







Looking for a comfortable, easy-to-maintain home with everything you need close by? This attractive two-bedroom detached bungalow could be just what you're searching for! Ideally positioned opposite the Old Station and within easy reach of Stamford Bridge village centre and its excellent range of local amenities, the property is perfect for those looking to enjoy the convenience of single-level living in a popular village setting.

Step inside to discover a well-presented home offering a spacious lounge, ideal for relaxing or entertaining, alongside a fitted kitchen with everything close at hand. There are two bedrooms, providing flexibility for guests, hobbies or a home office, together with a recently fitted contemporary shower room. Gas-fired central heating and uPVC double glazing add to the home's everyday comfort.

Outside, the property continues to impress with a generous driveway providing ample off-street parking and leading to a single garage. To the rear, the enclosed garden features recently laid paving, creating a lovely, low-maintenance space to enjoy a morning coffee, outdoor dining or simply relaxing in the sunshine.

Combining comfortable single-level living, a manageable garden and a convenient village location, this delightful bungalow is an ideal choice for downsizers or anyone seeking a more relaxed lifestyle. Viewing is highly recommended!

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL
Upvc double glazed door, store cupboard.

SITTING ROOM
4.80 (max) x 4.41 (max) (15'8" (max) x 14'5" (max))
"L shaped"
Upvc double glazed window, fire surround and hearth with gas fire inset, 2 double radiators, power points, ceiling coving, TV point, telephone point.

INNER HALL
3.94 x 1.15 (12'11" x 3'9")
Radiator, dado rail, central heating thermostat, access to loft, door leading to garage.

BEDROOM 1
Upvc double glazed window, radiator, power points, TV point.

BEDROOM 2
3.5 x 2.66 (11'5" x 8'8")
Upvc double glazed window, radiator, power points.

SHOWER ROOM
2.0 x 1.70 (6'6" x 5'6")
Walk in shower, low flush WC and wash hand basin, chrome heated towel rail, part tiled walls and tiled floor.

KITCHEN
3.07 x 2.74 (10'0" x 8'11")
Wooden stable door leading outside.
Fitted with a range of wall and floor units, single drainer sink unit, gas oven, 4 ring gas hob, part tiled walls, power points, work surface, radiator.

GARAGE
4.77 x 3.26 (15'7" x 10'8")
Attached garage with up and over door, wall mounted gas fired central heating boiler, plumbing for washing machine, power and light.

ADDITIONAL INFORMATION

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 and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the 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.

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

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

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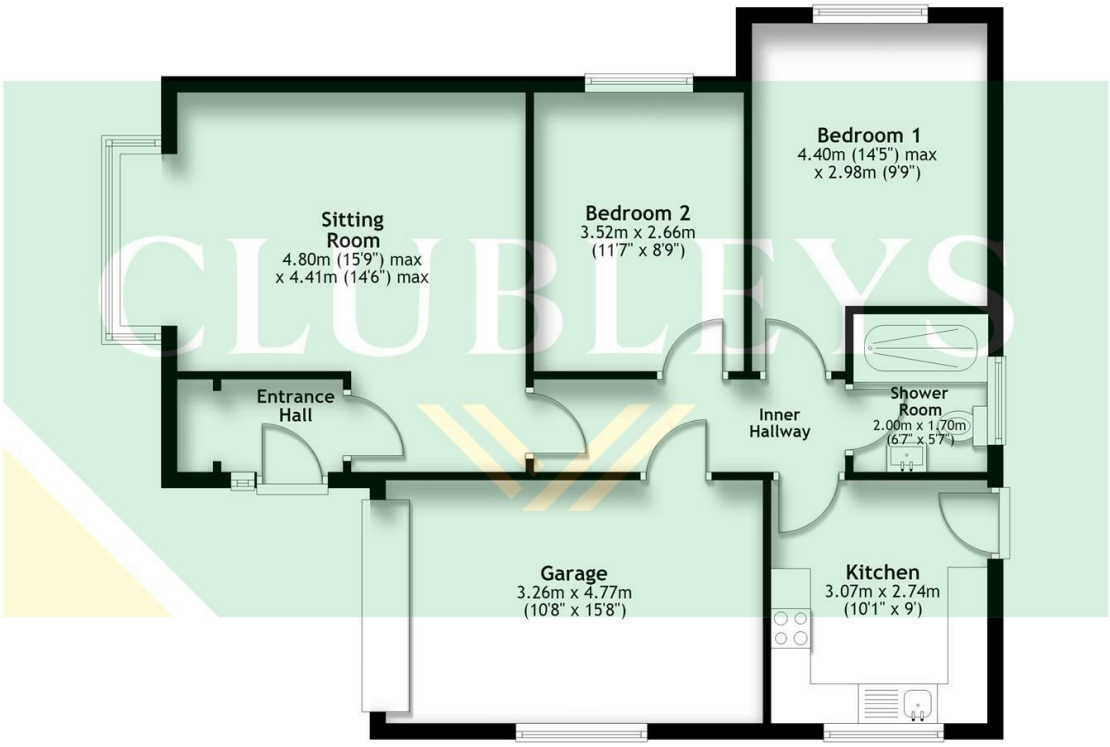
Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 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.

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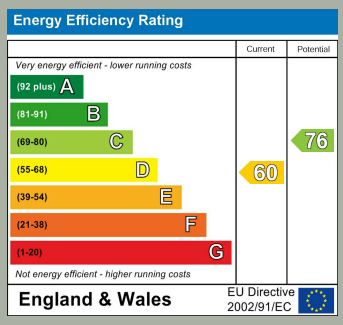

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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.