



Fossway, Stamford Bridge, York, North Yorkshire, YO41 1DS

- No Onward Chain • A lovely property ready to be modernised • Living room with a large window that allows natural light to fill the room • Kitchen with fitted worktops and storage • Formal dining room or 3rd bedroom • Two further double bedrooms, one with an en-suite w/c • Family bathroom • Single garage with further parking on the drive • Stunning views over open fields • EPC = E

Guide Price £235,000

Are you looking for a change of lifestyle, like the idea of being in a quiet location, yet still need quick access to local amenities, then look no further as this deceptively spacious semi detached dorma bungalow could be the perfect purchase for you. If you are used to seeing open fields then you will not be disappointed by the stunning views this property has at its rear. The property has been a much loved family home for a number of years but the time has now come for someone else to come in and make it their own. Properties within this area are in high demand, so an early viewing is highly recommended to avoid disappointment. The property is offered to the market with No onward Chain.

As you approach you will see that the driveway can be closed off by wrought iron gates. There is space for multiple cars on the drive itself, whilst there is also a garage that provides covered parking if required. The front garden has been gravelled for low maintenance but again could be used for further parking.

On entering you find yourself in the kitchen. There is L shaped worktop which incorporates a stainless steel sink with drainer, whilst there are various cupboards above and below for storage. There is second worktop to the other side of the kitchen, again with storage below and space at the centre of the room for a breakfast table. There is small utility area off which has space for a washing machine and houses the boiler. The living room is the next you enter which is a good size and benefits from an electric fire with shelving at either side. A large window at the front of the room allows natural light to enter. A door opens into the front entrance hall which has more than enough space for the storage of coats and shoes.

At the rear of the property there are two double bedrooms, one of which has built in storage. One of these rooms could be used as a formal dining room if three bedrooms are not required. There is a family bathroom comprising of a bath with shower over, pedestal hand basin and a low level w/c. Moving to the first floor you will find a spacious landing with a storage cupboard off. There is a double bedroom beyond that has an en-suite w/c with hand basin.

The rear garden is mainly to lawn with a path to two sides and has borders of mature shrubs. There is a greenhouse in one corner, whilst the garage has a side door for a secondary access. The views at the rear of the garden are a breath taking, so if you like seeing open countryside you will not be disappointed.





STUNNING VIEWS OVER OPEN FIELDS



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Fossway, Stamford Bridge, York, North Yorkshire, YO41 1DS
Reference: 1366



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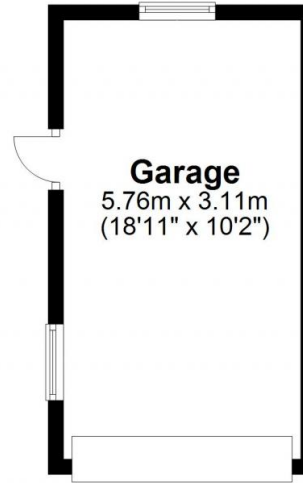
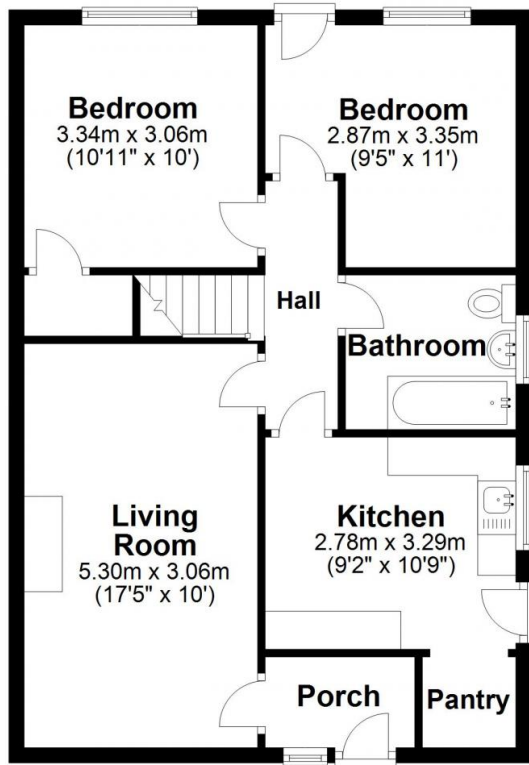


Offices in York, Pocklington and Market Weighton

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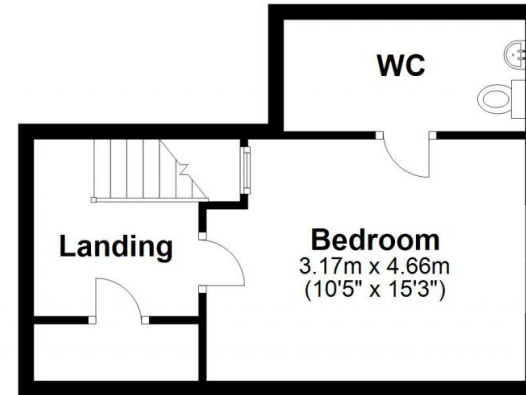
Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.8 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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