



**Tostig Close, Stamford Bridge, York, YO41 1PB**



- No Onward Chain • A substantial detached bungalow • Open plan kitchen/diner with appliances and storage • Substantial living room with a gas fire • Conservatory • Four double bedrooms, one with an en-suite shower room • Family bathroom • Full enclosed rear garden • Driveway that provides parking for multiple cars • EPC = D

## Guide Price £375,000

If you are looking for a substantial bungalow that is located on a desirable cul de sac, only a short walk from the centre of Stamford Bridge, then look no further as this property could be exactly what you have been waiting for. This property has been a much loved family home for a number of years but provides the perfect opportunity for anyone that is looking to inject their own style and design. The property is offered to the market with No Onward Chain so an early viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in the spacious open plan kitchen/diner. At the far end you will see a U shaped worktop that incorporates a stainless steel sink with drainer and a four ring electric hob. There is a double oven and space below the worktop for various white goods. In addition there are a number of wall and base units for storage. There is space at the other end of the room for a good sized dining table with chairs.

The living room again is substantial in size and is split into two distinct areas. The smaller area at the rear could be used as a snug or a home office whilst the main living room has a gas fire with an enamel surround at its centre.

There are four double bedrooms, two of which have built in storage, whilst one has an en-suite comprising shower, hand basin and w/c. One of these bedrooms could be used as a formal dining room or home office if four bedrooms are not required. A conservatory can be found at the rear of the property which can be accessed via one of the bedrooms or the hallway. A family bathroom comprising corner bath with shower over, hand basin with storage below and low level w/c completes the internal accommodation.

Externally, the rear garden is fully enclosed making it extremely secure and private, perfect if you have young children or pets. At the far end of the garden there is an enclosed dog run. The majority of the garden is laid to lawn with a variety of mature trees and shrubs. A patio seating area provides the perfect place to sit and enjoy the sun in the summer months. To the front you will find a second lawn area with a single tree. A driveway to the side provides off street parking for multiple cars.







**A SUBSTANTIAL DETACHED BUNGALOW WITH NO ONWARD CHAIN**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	81

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Tostig Close, Stamford Bridge, York, YO41 1PB

Reference: 1690



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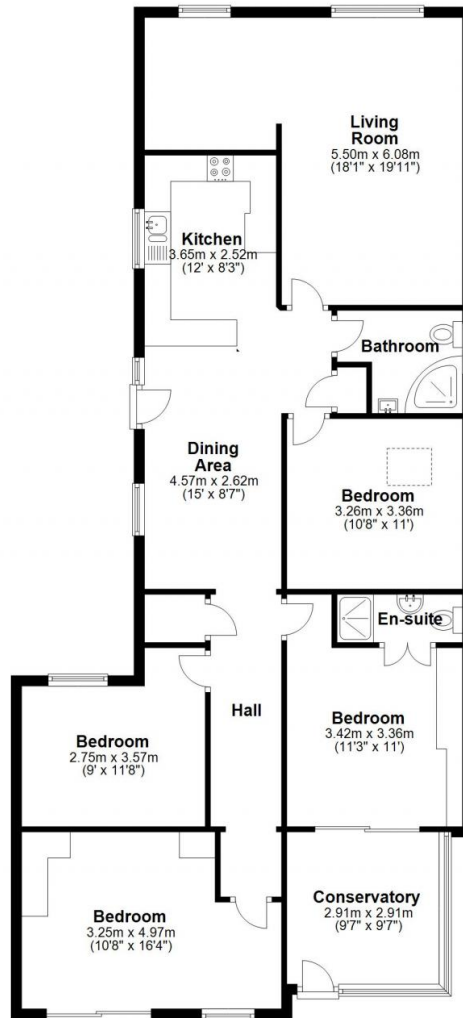


Offices in York, Pocklington and Market Weighton

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### Ground Floor

Approx. 126.8 sq. metres (1364.9 sq. feet)



Total area: approx. 126.8 sq. metres (1364.9 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted Sq/Ft and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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