



Church Road, Stamford Bridge, York, YO41 1BT

• No Onward Chain • Planning reference – 23/00118/PLF • Planning for an additional detached bungalow • Existing three bedroom detached bungalow • Detached double garage • Substantial plot • Mature gardens • Timber and brick built store • Close to amenities • EPC = E

Guide Price £399,950

A truly rare and exciting opportunity to purchase an existing three bedroom detached bungalow and a building plot with full planning permission for an additional three bedroom detached bungalow. The current property has a long drive to one side which leads to a detached double garage, this would have to be demolished to provide access to the plot. The property is offered to the market as one lot and has No Onward Chain.

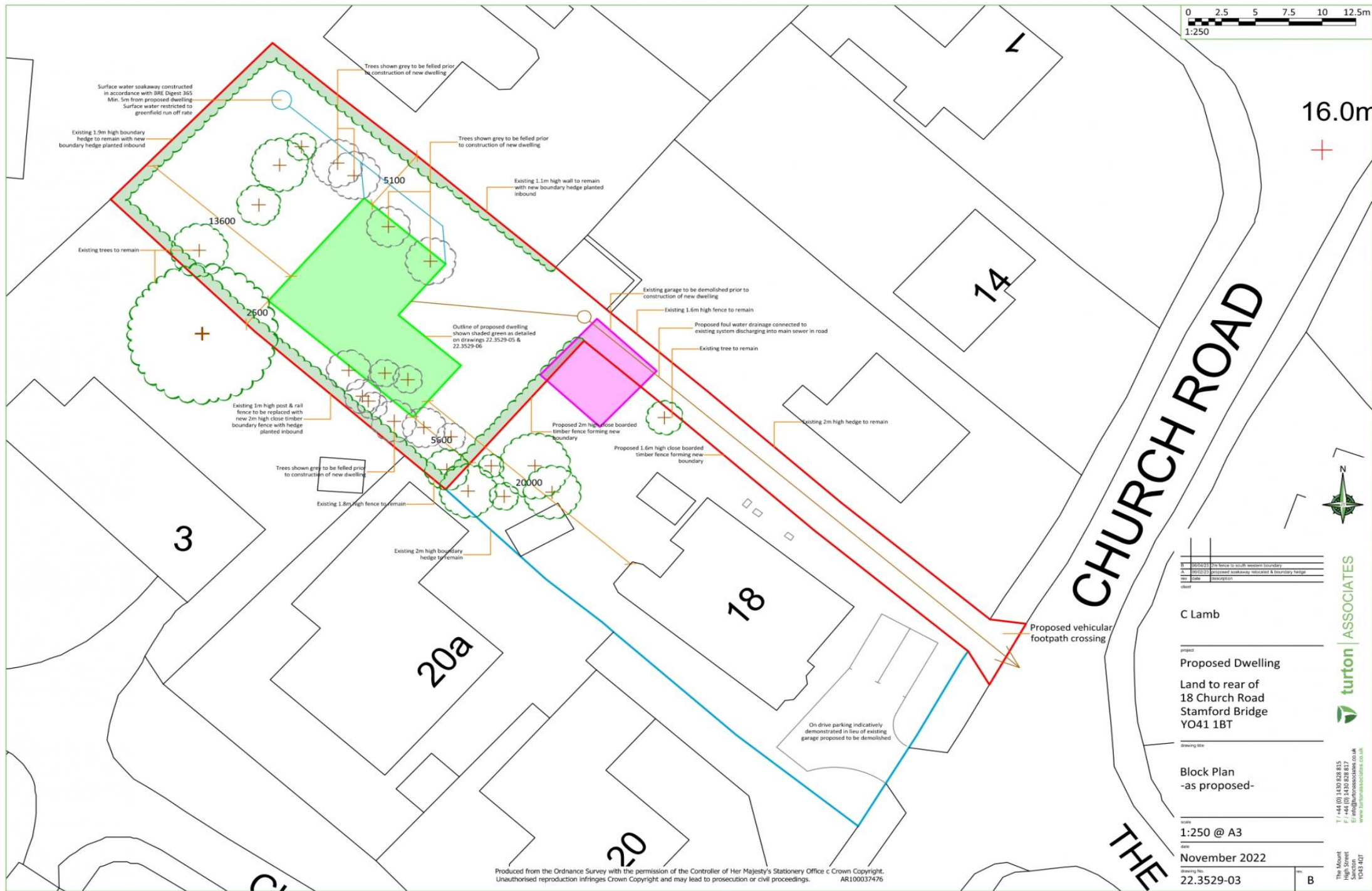
On entering through the rear, you will notice that there is a cloakroom with a w/c and hand basin. Beyond is the open plan kitchen/diner which has been fitted with three separate worktops, one incorporates a stainless-steel sink whilst a washing machine and dishwasher can be found below. The second has a four-ring gas hob with a single oven below and various storage cupboards to either side. The third provides the perfect place for food preparation. There is space to one side for a table with chairs.

There is a good-sized living room with a fireplace at one end, whilst doors at the other open into a conservatory. There is a second reception room to the front of the property which could also be used as a third bedroom. Two double bedrooms and a family bathroom complete the internal accommodation.

Externally the property is fully enclosed by a mature hedge and timber fencing, making it not only secure but private. There is a vast array of colourful flowers, mature shrubs and trees. In addition there is a timber shed and a brick built store.

Planning permission has been granted for a detached bungalow comprising open plan kitchen/living/diner, three bedrooms, one which has an en-suite and a separate family bathroom. There is also an integrated garage.





16.0m

CHURCH ROAD

THE MOUNT

1	2018/23	Site fence to establish western boundary
2	2018/23	Demolish existing outbuildings & boundary hedge
Rev	1/20	Revised
Client		

C Lamb
 Project
Proposed Dwelling
 Land to rear of
 18 Church Road
 Stamford Bridge
 YO41 1BT

Block Plan
 -as proposed-

Scale
1:250 @ A3

Date
November 2022

Drawing No.
22.3529-03

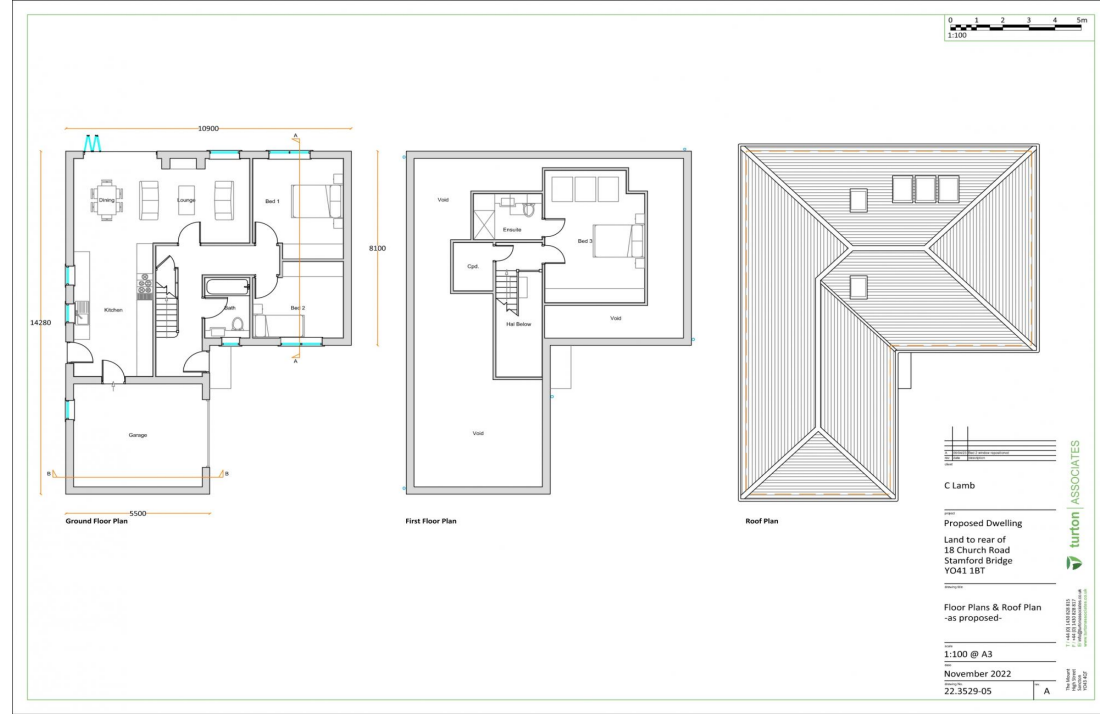


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DETACHED BUNGALOW & PLANNING FOR AN ADDITIONAL BUNGALOW



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		63
(39-54)	E	43	
(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 D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1646



rmenglish.co.uk

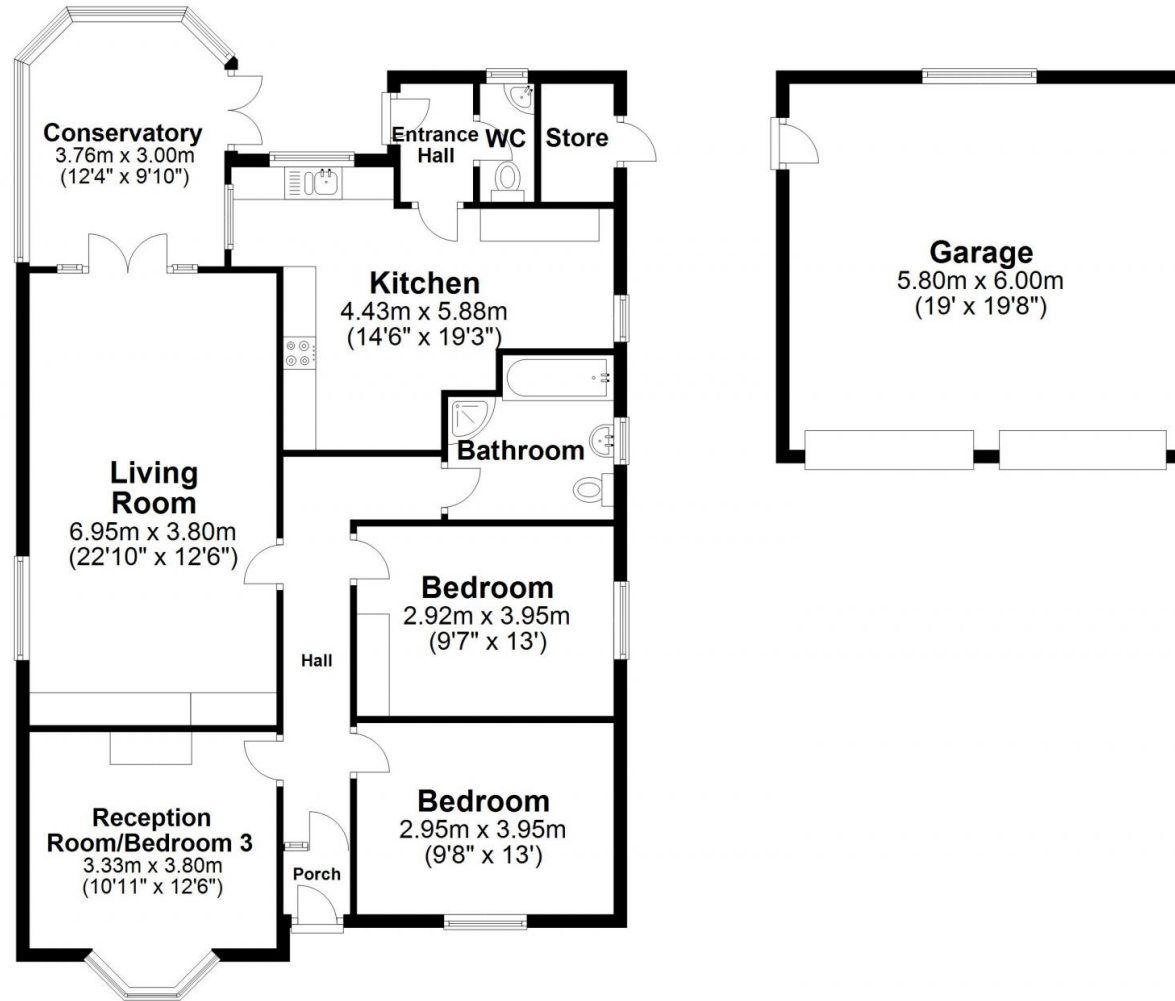


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 150.6 sq. metres (1621.0 sq. feet)



Total area: approx. 150.6 sq. metres (1621.0 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

18 Church Road

Disclaimer

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