

St. Johns Road, Stamford Bridge, York

£240,000

**Stephensons**  
estate agents & chartered surveyors



A well proportioned detached bungalow set in this peaceful development requiring a full program of modernisation and upgrading, and being offered for sale with vacant possession.

Tenure: Freehold  
 Broadband Coverage: Up to 1000\* Mbps download speed  
 EPC Rating: D - 58  
 Council Tax: C - East Riding of Yorkshire  
 Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



A traditional, three bedroom detached bungalow set within this peaceful cul de sac which is being offered for sale with both vacant possession and no onward chain.

Internally, the property is accessed from the side into an entrance hall with single radiator.

The primary reception room is a spacious lounge located at the front of the house having a bay window to the front elevation with uPVC framed double glazed casements. The lounge has a fitted electric fire set on a stone hearth with surround. There are 2 radiators and a television aerial point.

The property's kitchen requires a programme of modernisation and currently has a range of built-in base units with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes an electric point for cooking and plumbing for a washing machine in addition to a uPVC framed double glazed secondary entrance door.

Located off the entrance hall is a cloakroom having a low flush W.C., and wash hand basin set in a vanity surround.

The property has 3 bedrooms including a front bedroom which has a triple fronted wardrobe, dressing table and bedside table.

There are 2 double bedrooms at the rear, both of which have built-in wardrobes and all 3 bedrooms benefit from radiators and double glazed casement windows.

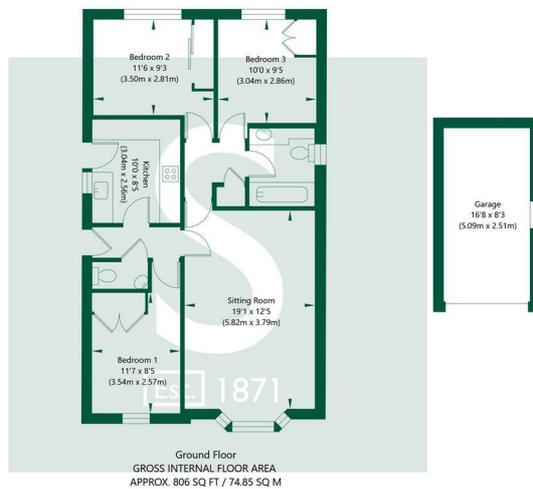
Finally, there is a house bathroom which requires refitting and currently houses a low flush W.C., wash hand basin set in a vanity surround and inset panelled bath with tiled splashbacks. The bathroom has high level storage cupboards and a radiator.

The property is accessed directly off St Johns Road onto a flagged front and side driveway which provides off street parking for numerous vehicles and in turn accesses the detached garage which is of brick and tile construction with up and over garage doors.

The property's front garden is laid to lawn and there is gated access from the driveway through into the rear garden.

The property's rear garden is rectangular in nature, requiring a programme of tidying and maintenance. The garden is extensively laid to lawn with a number of screening trees in addition to surrounding fenced boundaries.

St Johns Road, Stamford Bridge, York, YO41 1PH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 806 SQ FT / 74.85 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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