

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 9 Roman Avenue North, Stamford Bridge, York, YO41 1DP

Offers Over £200,000

- OPEN VIEWING 11-12 SAT 3rd JAN
- Generous ground floor living space
- Good sized rear garden plot
- Requiring modernisation and updating
- Extended onto the rear of the kitchen
- Attached garage and utility room
- Highly popular and well served village
- Three bedrooms and bathroom
- Ground floor cloakroom



# 9 Roman Avenue North, Stamford Bridge YO41 1DP

OPEN VIEWING 11-12 SAT 3rd JAN. A now well established semi in a popular part of the village requiring modernisation and updating. Extended onto the rear in past years, briefly the layout includes a hallway, generous lounge/dining with access onto the gardens, a particularly good sized extended dining kitchen, utility/cloakroom, three bedrooms and bathroom. Attached garage and good sized rear garden plot. Offered for sale with the benefit of having no onward chain.



Council Tax Band: C



#### General information

Stamford Bridge is a village with excellent local amenities and strong community spirit including in particular a highly regarded local primary and infants school, diverse sports clubs, shops, doctors and dental surgery, 'No 10' Cafe Bar & Bistro, Indian restaurant and deli. The number 10 bus stop to take you into York is only a short walk away. City of York 8 miles. Malton 12 miles. Conveniently placed for Leeds & other commuter towns via the A166 & A64 dual carriageway.

#### Services

Mains supply of gas, water, electricity and drainage. Gas fired central heating is installed, the boiler is located in the utility, it is currently switched off and no warranty can be given as to it's condition.

#### Hallway

Stairs to the first floor.

#### Lounge/dining room

Front window, open fire, patio doors onto the rear gardens.

#### Dining kitchen

Generous in size having been extended in past years. Would benefit from refitting, rear facing window, door into the utility room.

#### Utility room/WC

Rear door and window, inner door from the dining kitchen.

#### Landing

Hatch to the loft space, side window.

#### Bedroom 1

Rear window, airing cupboard.

#### Bedroom 2

Front window.

#### Bedroom 3

Front window.

#### Bathroom

Rear window, will require full refitting.

#### Outside

Front area of garden. Generous sized plot to the rear.

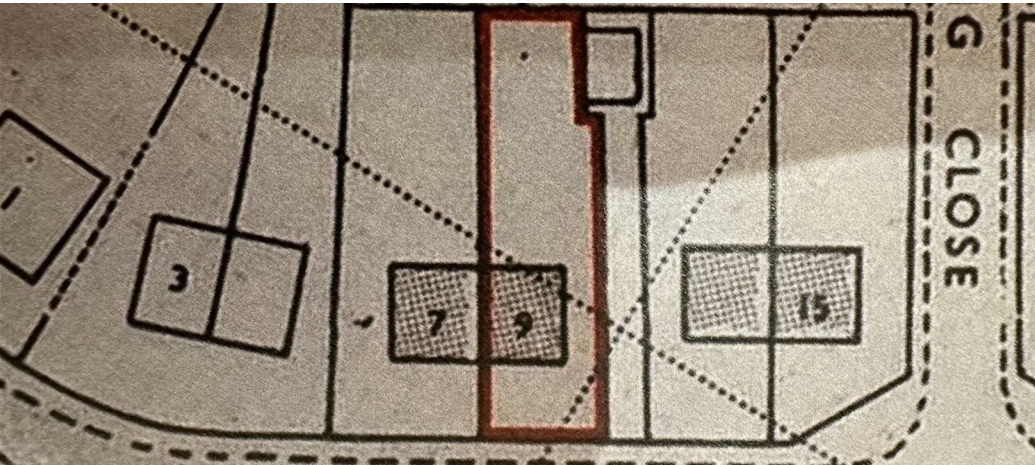
#### Garage

Attached type, approx 16 ft 6 X 10 ft 4

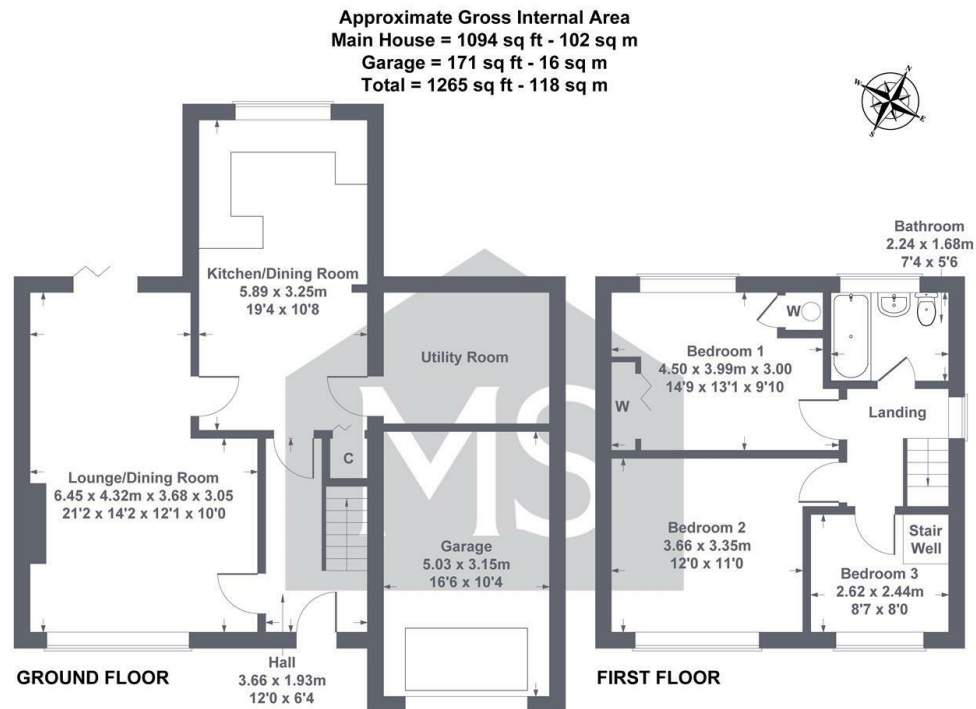
The utility room is attached directly behind.







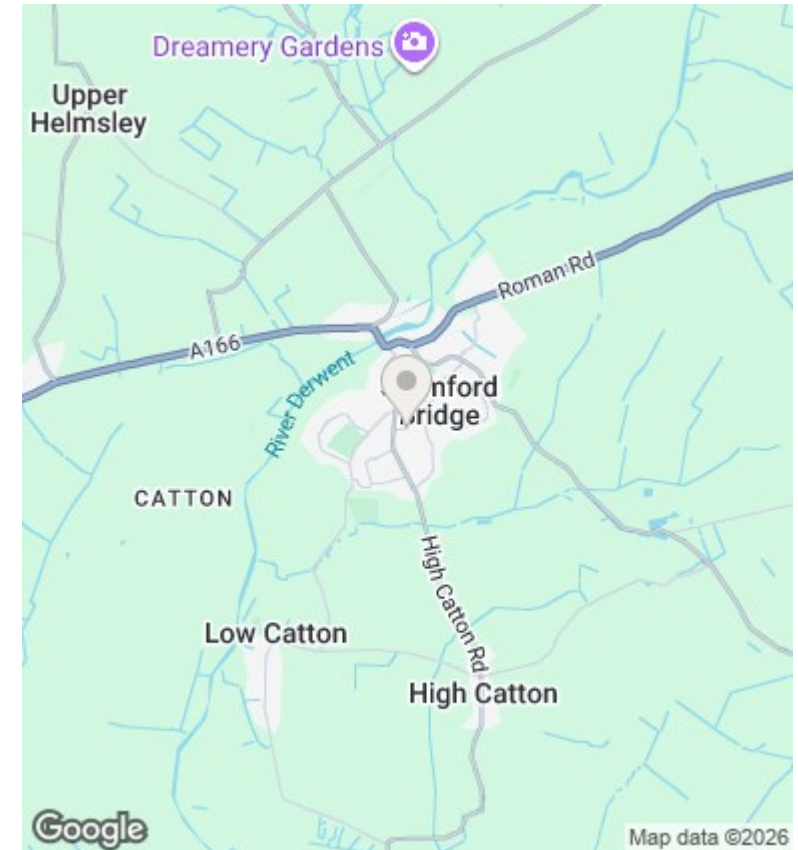




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

Head out of the village centre on Church Road continuing as it becomes High Catton Road taking a left onto Roman Avenue North. Number 9 is on the left side.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		