



15, Low Catton Road,  
Stamford Bridge, YO41 1DJ  
£205,000



A fantastic opportunity to acquire this three-bedroom mid-terraced house, recently redecorated and featuring a brand-new gas central heating system.

The layout includes: an entrance vestibule, a sitting room, a kitchen, a rear entrance, and a bathroom. Upstairs, a small landing leads to three bedrooms.

Outside, the property benefits from off-road parking at the front and a low maintenance rear garden with artificial turf and a storage shed. Please note, there is a shared right of access to the rear for neighbouring properties.

Viewing Recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band A.



#### ENTRANCE HALL

UPVC double glazed door to front. Door to;-

#### SITTING ROOM

4.44m x 3.33 into alcoves (14'6" x 10'11" into alcoves)  
UPVC double glazed window to front, electric fire and radiator.

#### KITCHEN

3.24m x 2.70m (10'7" x 8'10")  
2x UPVC double glazed windows to rear (one frosted in stairway), a range of wall and floor units with stainless steel sink unit. Electric cooker with four ring hob, radiator, under stairs cupboard.

#### REAR ENTRANCE

UPVC double glazed door to side, wall cupboard, washing machine.

#### BATHROOM

UPVC double glazed frosted to window to rear, white suite comprising panelled bath with shower over and shower screen, pedestal hand basin and low flush WC. Part tiled walls, electric ladder style towel rail.

#### LANDING

#### BEDROOM ONE

3.60m x 2.75m (11'9" x 9'0")  
UPVC double glazed window to rear, airing cupboard housing gas fired central heating boiler, radiator.

#### BEDROOM TWO

3.33m x 2.30m (10'11" x 7'6")  
UPVC double glazed window to front elevation, radiator.

#### BEDROOM THREE

2.43m x 2.04m (7'11" x 6'8")  
UPVC double glazed window to front elevation, radiator.

#### OUTSIDE

Outside, the property benefits from off-road parking at the front and a low maintenance rear garden with artificial turf and a storage shed. Please note, there is a shared right of access to the rear for neighbouring properties.

#### ADDITIONAL INFORMATION

#### SERVICES

Mains Electricity, Water and Drainage. Telephone subject to renewal via British Telecom.

#### APPLIANCES

None of the above appliances have been tested by the Agent.

#### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

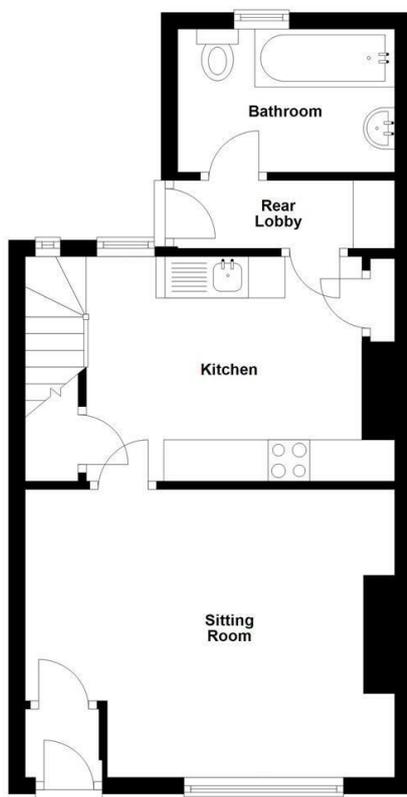
#### MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

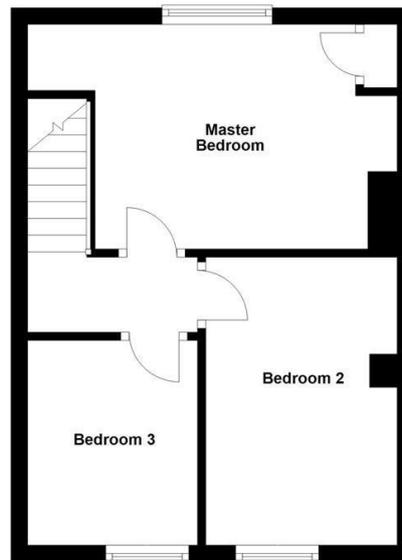
#### REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.





**Ground Floor**



**First Floor**

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

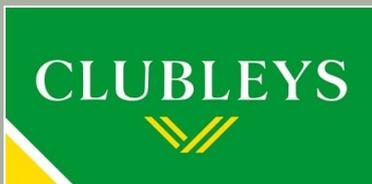
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 40                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.