



43, Low Catton Road,  
Stamford Bridge, YO41 1DZ  
£210,000





## ABOUT THE PROPERTY

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Clubleys offer this immaculately presented three bedroom terraced house located in the highly sought after village of Stamford Bridge.

The accommodation comprises an entrance vestibule open to the cosy sitting room with a log burner complimented with alcove cupboards and shelving on either side. A door leads through to the dining kitchen which has been opened up giving a light and airy feel. There is also a shower room which has a fabulous step in shower and modern sanitaryware. To the first floor lies two double bedrooms and a further single bedroom. Externally the property offers a garden to the front, and an outside garage/store. To the rear there is an enclosed garden with a covered paved patio seating area, lawned garden and storage shed. There a shared access across the garden to the neighbouring properties.

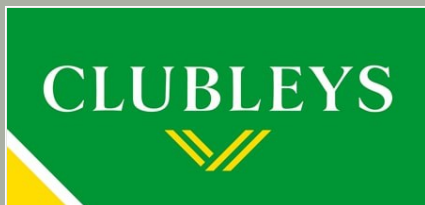
This property is Freehold. East Riding of Yorkshire Council - Council Tax Band A.

In summary this property is in turn key condition and a viewing is highly recommended - contact Clubleys on 01759 373709 to arrange.









Tenure: Freehold  
East Riding of Yorkshire  
Band: A

#### LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, dentist, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

#### THE PROPERTY

The accommodation comprises of:

##### ENTRANCE VESTIBULE

Front entrance door.  
Open to;-

##### SITTING ROOM

4.51m x 3.39m (14'9" x 11'1")  
Window to front.  
Feature log burner, alcove cupboard and shelves, radiator.

##### DINING ROOM

3.99m max x 2.71m (13'1" max x 8'10")  
2x Storage cupboards (one housing the wall mounted gas fired central heating boiler), tiled floor and radiator. Stairs to first floor and opening to;-

##### KITCHEN

2.71m x 2.66m (8'10" x 8'8")  
Window and door to rear, velux window.  
Fitted with a range of wall and floor units with central island comprising working surfaces, 1 1/2 bowl stainless steel sink unit, eye level double oven and gas hob with extractor fan over and space for washing machine. Tiled floor and radiator.

##### SHOWER ROOM

2.65m x 1.50m (8'8" x 4'11")  
Opaque window to rear.  
Suite comprising step in shower, low flush WC and wash hand basin set in vanity unit. Chrome ladder style towel rail, extractor fan.

##### LANDING

Access to loft.

##### BEDROOM ONE

3.37m x 2.70m (11'0" x 8'10")  
Window to rear.  
Fitted cupboards, feature fireplace and radiator.

##### BEDROOM TWO

3.32m x 2.48m (10'10" x 8'1")  
Window to front.  
Radiator.

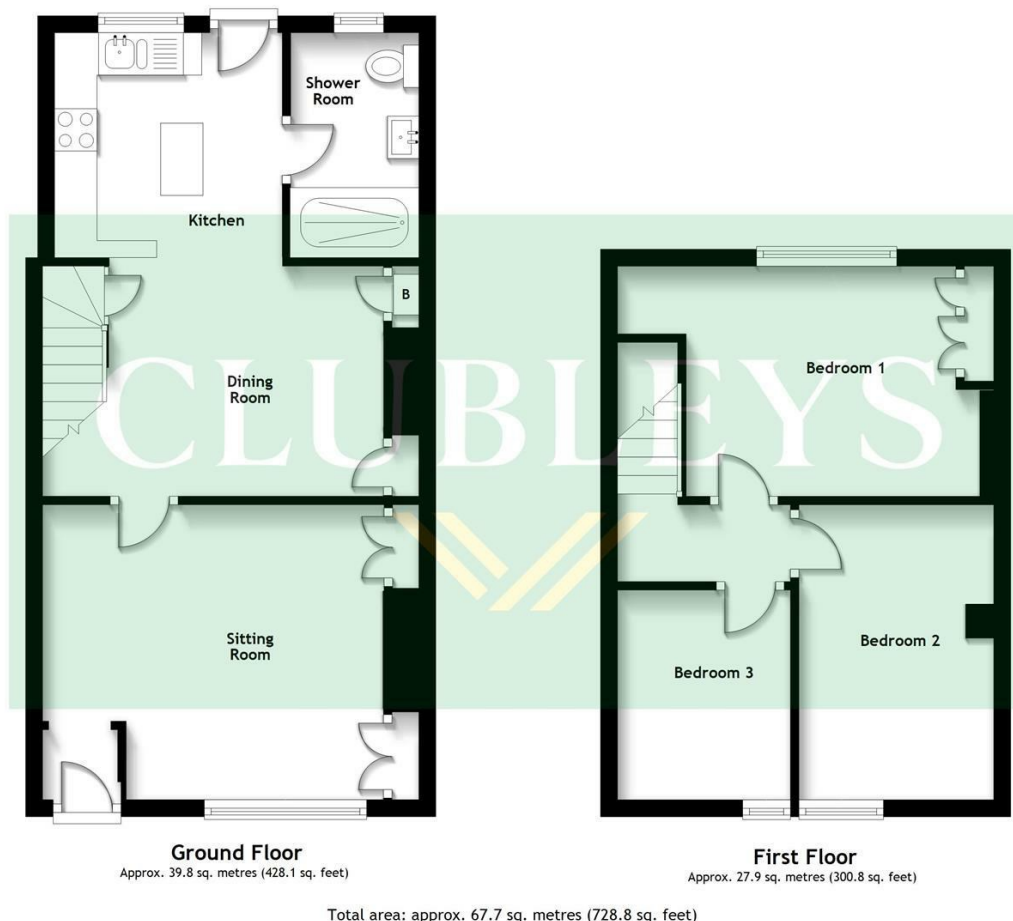
##### BEDROOM THREE

2.52m x 1.94m (8'3" x 6'4")  
Window to front.  
Radiator.

##### GARDEN

Externally the property offers a garden to the front, and an outside garage/store. To the rear there is an enclosed garden with a covered paved patio seating area, lawned garden and storage shed. There a shared access across the garden to the neighbouring properties.





#### 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>

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.

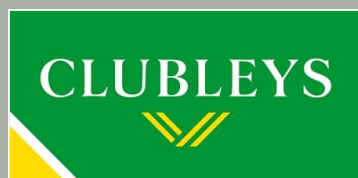
#### MORTGAGES

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.

#### 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.



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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.

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>87</b>               |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |