CLUBLEYS

43, Low Catton Road, Stamford Bridge, YO41 1DZ

£210,000







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ABOUT THE PROPERTY

Looking for a home where all the hard work has been done and you can simply move straight in? This beautifully presented three-bedroom terraced house, situated in the ever-popular village of Stamford Bridge, is sure to impress! Lovingly maintained and finished to an exceptional standard throughout, this charming home offers the perfect blend of character, comfort and modern living.

Step inside through the entrance vestibule into a cosy and inviting sitting room, where a log-burning stove takes centre stage, complemented by attractive alcove cupboards and shelving. The beautifully opened-up dining kitchen creates a light, airy and sociable space, perfect for everyday family life and entertaining. A stylish ground-floor shower room features a fabulous walk-in shower and contemporary fittings, adding to the home's appeal.

Upstairs, you'll find two comfortable double bedrooms and a further single bedroom, ideal for a child's room, home office or guest accommodation.

Outside, the property enjoys a front garden along with the added benefit of a garage/store and parking situated to the side of the terrace row. To the rear, the enclosed garden offers a lovely space to relax and unwind, with a covered paved patio seating area, lawn and storage shed. Shared access across the rear garden serves neighbouring properties.

Immaculate from top to bottom and offering true turn-key living, this is a fantastic opportunity for first-time buyers, young families or anyone looking for a beautifully maintained home in a desirable village location.



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Estate Agents | Lettings Agents | Chartered Surveyors

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.

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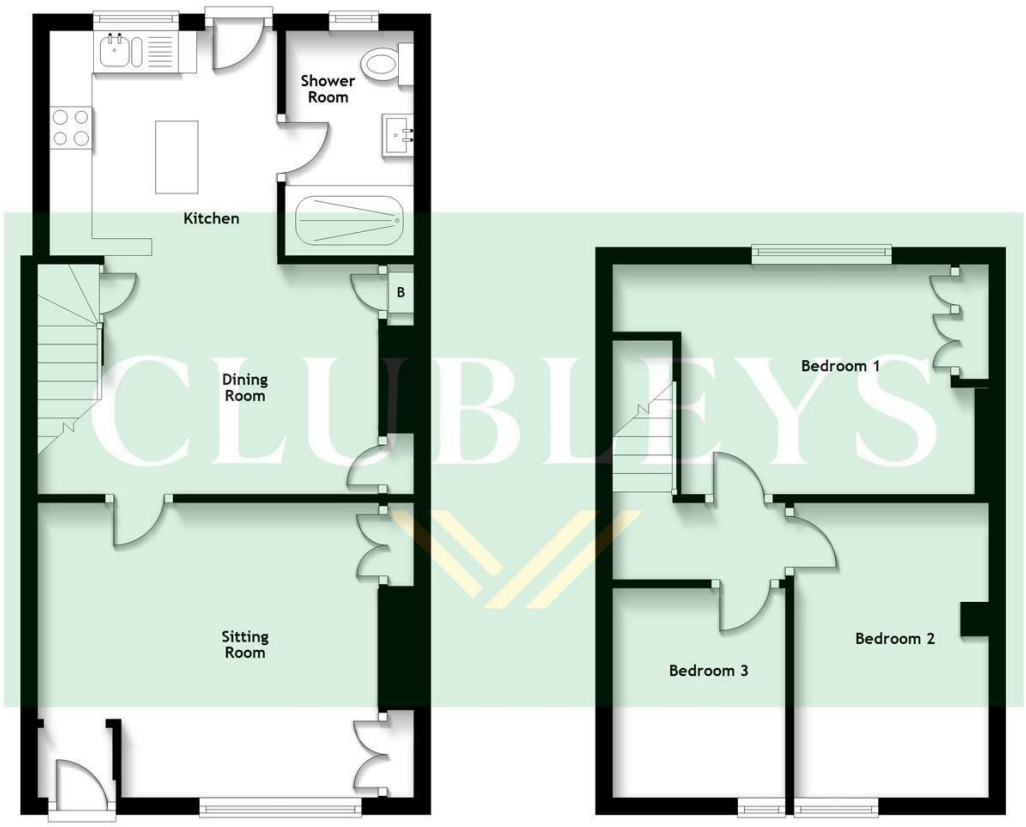












Total area: approx. 67.7 sq. metres (728.8 sq. feet)

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 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.

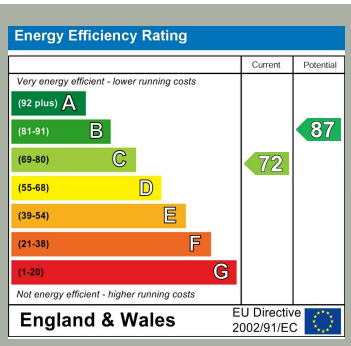
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information,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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.



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.