CLUBLEYS

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

£415,000

This beautifully presented four-bedroom detached home offers spacious and versatile accommodation, perfect for family living.

Ground Floor: The entrance hall leads to a convenient downstairs cloakroom. The spacious sitting room features a walk-in bay window and an additional arched window, flooding the room with natural light. There is also a separate dining room, ideal for entertaining, and a well-equipped fitted kitchen. A utility room provides added convenience and storage space.

First Floor: Upstairs, the property offers four generously-sized bedrooms. The second bedroom benefits from an en suite shower room, and there is a well-appointed family bathroom serving the remaining rooms.

The home sits within well-maintained gardens to the front, rear, and side, offering plenty of outdoor space for families. The large driveway provides ample off-road parking and leads to a single garage, offering further storage or space for a vehicle.

An early viewing is highly recommended to fully appreciate the accommodation on offer.

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

Tenure: Freehold
East Riding of Yorkshire
BAND: E

THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL
UPVC side entrance door.
Radiator and cloak cupboard.

DOWNSTAIRS WC
2.24m x 0.87m (7'4" x 2'10")
Window to the side elevation.
WC, hand basin, tiled floor, part tiled walls and under stairs cupboard.

SITTING ROOM
3.63m + bay x 6.02m (11'10" + bay x 19'9")
Bay and arched UPVC windows to the front elevation.
Two radiators and coving to ceiling.

DINING ROOM
4.11m x 3.30m (13'5" x 10'9")
Coving to ceiling, radiator and french doors leading to the:

CONSERVATORY
3.34m max x 3.23m max (10'11" max x 10'7" max)
Tiled flooring, UPVC windows and door leading out to the rear garden.

KITCHEN
2.62m x 6.04m (8'7" x 19'9")
UPVC door to the side, window to the rear elevation, radiator and ceiling coving.
Fitted with a range of wall and base units incorporating eye level double oven, induction hob with extractor over, 1.5 bowl sink unit, integrated dishwasher, fridge and freezer. Door leading to:-

ADDITIONAL STORAGE AREA
2.85m x 2.68m (9'4" x 8'9")
Door and window to the rear elevation, part tiled walls and electric radiator.
Fitted with a range of wall and base units incorporating sink unit, plumbing for washing machine and space for fridge/freezer. Door leading to:

GARAGE / STORE
3.80m x 2.85m (12'5" x 9'4")
Electric roller door, power, light and water.

FIRST FLOOR ACCOMMODATION

LANDING
1.83m x 4.27m (6'0" x 14'0")

MASTER BEDROOM
3.67m + bay x 3.31m into wardrobes (12'0" + bay x 10'10" into wardrobes)
UPVC bay window to front elevation, fitted wardrobes, radiator and coving.

BEDROOM TWO
3.26m x 3.29m (10'8" x 10'9")
UPVC window to the rear elevation and radiator. Door leading to:

ENSUITE
1.42m x 2.19m (4'7" x 7'2")
Suite comprising of pedestal wash hand basin, WC and shower cubicle. Fully tiled walls and extractor fan.

BEDROOM THREE
3.65m x 2.62m (11'11" x 8'7")
UPVC windows to side and front elevation, radiator and ceiling coving.

BEDROOM FOUR
2.65m x 3.29m (8'8" x 10'9")
UPVC window to rear elevation, radiator, airing cupboard, laminate flooring and ceiling coving.

FAMILY BATHROOM
1.65m x 2.72m (5'4" x 8'11")
Window to the side elevation and extractor fan.
White suite comprising p shaped bath with shower over and shower screen. Vanity unit incorporating low flush WC and hand basin, ladder style towel rail and fully tiled walls.

OUTSIDE

ADDITIONAL INFORMATION

SERVICES
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the electrical or gas appliances have been tested by the Agent.

COUNCIL TAX
East Riding of Yorkshire Council - Tax Band E.

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.

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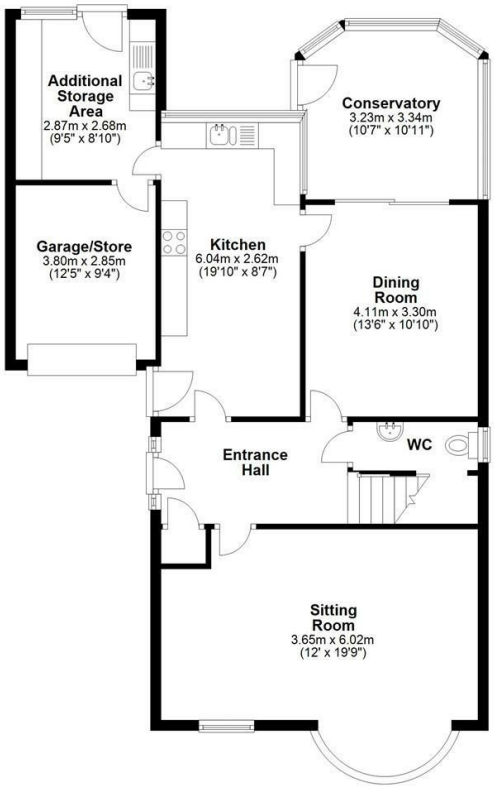
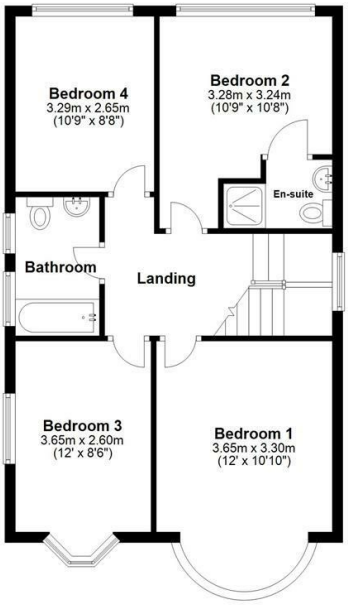
Ground Floor



First Floor



Total area: approx. 153.8 sq. metres (1655.9 sq. feet)

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

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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.

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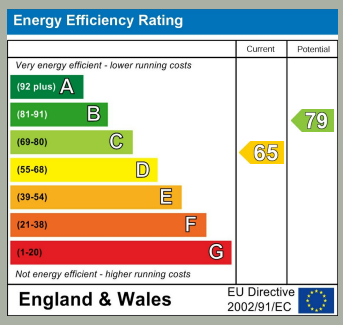

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer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