



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.

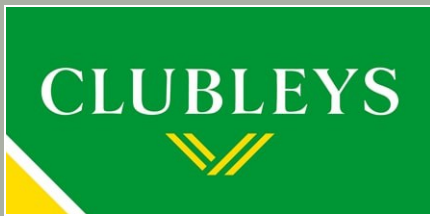
First Floor: Upstairs, the property offers four generously-sized bedrooms. The second bedroom benefits from an en suite shower room, and there is a well-appointed family bathroom serving the remaining rooms.

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.



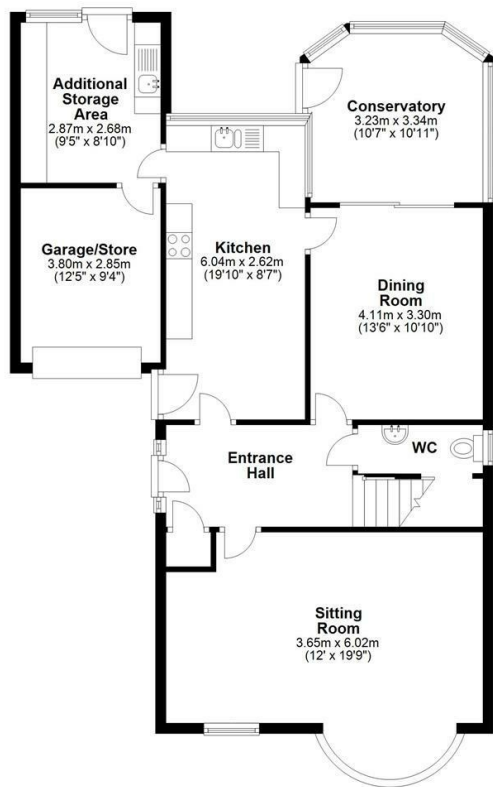
clubleys.com



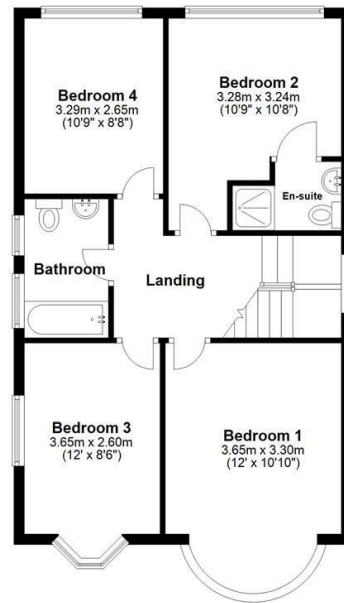
Estate Agents | Lettings Agents | Chartered Surveyors



## 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

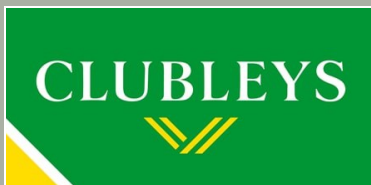
### FREE VALUATIONS FOR SALE

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.



8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709  
sb@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	79
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.