



40, High Catton Road,  
Stamford Bridge, YO41 1DX  
£279,950





## ABOUT THE PROPERTY

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Located on the outskirts of the ever-popular village of Stamford Bridge, this well-presented semi-detached home offers generous living space, practical features, and exciting potential — all with the advantage of no onward chain.

A recently installed driveway provides off-street parking and leads to a single garage, ensuring convenience from the outset. The entrance opens directly into a spacious kitchen, ideal for everyday cooking and family gatherings. From here, a central hallway gives access to a light-filled sitting room at the front of the property, a modern bathroom, a comfortable bedroom, and a versatile dining room. The dining room flows into a lean-to area — a flexible space that, with the addition of a new roof, could easily be transformed into an additional living space. Upstairs, the home continues to impress with two handy walk-in eaves storage cupboards and a generously sized master bedroom, complete with fitted wardrobes spanning one wall.

The rear garden is fully enclosed and enjoys a good degree of privacy, featuring lawned areas and well-positioned seating spots — ideal for relaxing or entertaining outdoors.

Viewing highly recommended.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: C

## THE ACCOMMODATION COMPRISES

### KITCHEN

4.31m x 3.38m (14'1" x 11'1" )

UPVC door to side and windows to side and front.

Wall and base units comprising of work surfaces, integrated electric oven, four ring electric hob with extractor fan over and sink unit. Space for fridge/freezer, dishwasher and plumbing for washing machine. Vinyl wood effect flooring and radiator.

### INNER HALL

Stairs leading to first floor.

### SITTING ROOM

5.38m x 3.32m (17'7" x 10'10" )

With window to the front, gas fire, radiator and vinyl wood effect flooring.

### BATHROOM

2.21m x 2.03m (7'3" x 6'7" )

Opaque window to the side.

Suite comprising panelled bath with shower over, vanity unit incorporating WC and wash hand basin.

Part tiled walls, tiled floor and radiator.

### BEDROOM TWO

3.39m x 1.92m ex to 2.86m (11'1" x 6'3" ex to 9'4" )

Window to rear, vinyl wood effect flooring and radiator.

### DINING ROOM

3.28m x 3.03m (10'9" x 9'11" )

Vinyl wood effect flooring, radiator and under stairs cupboard.

Sliding doors to rear leading to:

### LEAN TO

3.98m x 2.70m (13'0" x 8'10" )

Door to side and windows to rear and side.

Radiator.

### LANDING

Loft access and two sets of eaves storage with doors.

### BEDROOM ONE

4.70m x 3.06m + wardrobes (15'5" x 10'0" + wardrobes)

Window to side.

Wardrobes to one wall and radiator.

## GARAGE

6.41m x 3.07m (21'0" x 10'0" )

Up and over door, power and light. Side door and windows to rear and side.

## OUTSIDE

## ADDITIONAL INFORMATION

### APPLIANCES

None of the appliances have been tested by the Agent.

### SERVICES

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

### COUNCIL TAX BAND

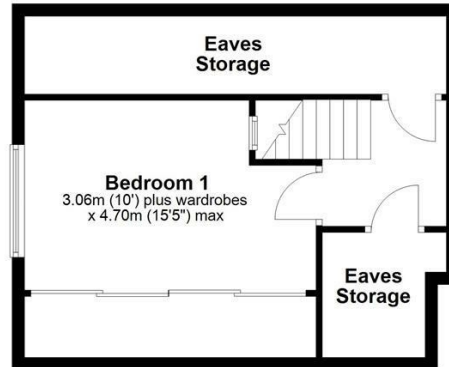
East riding of Yorkshire Council - Tax Band C.



## Ground Floor



## First Floor



Total area: approx. 113.1 sq. metres (1217.8 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.

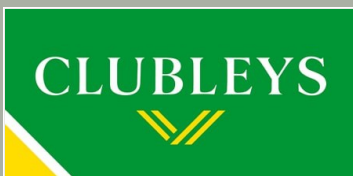
### MORTGAGES

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](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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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		EU Directive 2002/91/EC	

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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.