



8, High Catton Road,
Stamford Bridge, YO41 1DH
Chain Free £285,000



ABOUT THE PROPERTY

This traditional double-fronted detached bungalow is set on a generous plot in the popular village of Stamford Bridge and is offered with no onward chain. The property offers well-proportioned accommodation with excellent potential to extend or convert the loft, subject to the necessary permissions.

Inside, a spacious entrance hall leads to a bright sitting room with a bay window, and a separate dining room which opens into a fitted kitchen. A rear lean-to provides additional storage and access to the garden. There are two double bedrooms, both with dual-aspect windows, and a shower room with walk-in shower. The bungalow benefits from ample space to the side, enhancing its future development potential.

This is a rare opportunity to secure a spacious, characterful bungalow with scope to personalise, in a desirable and well-served village location.







Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

4.79 x 1.47 (15'8" x 4'9")

Front entrance door. Radiator, storage cupboard and parquet flooring.

SITTING ROOM

4.19 x 3.80 + bay (13'8" x 12'5" + bay)

Bay to front and window to side.

Electric fire, radiator.

DINING ROOM

3.98 max x 3.33 (13'0" max x 10'11")

Window to side.

Storage cupboard housing consumer unit, radiator.

Open to;-

KITCHEN

4.50 x 2.26 (14'9" x 7'4")

Windows to sides and rear, door to rear.

Wall and base units, built in electric oven, four ring electric hob with extractor fan over, 1 1/2 bowl stainless steel sink unit, space for washing machine and tiled floor.

LEAN TO

4.68 x 2.25 (15'4" x 7'4")

Windows to sides and rear, door to side.

Tiled floor.

BEDROOM ONE

4.18 x 3.66+bay (13'8" x 12'0"+bay)

Bay to front and window to side.

Radiator.

BEDROOM TWO

3.36+ door recess x 3.33 (11'0"+ door recess x 10'11")

Windows to rear and side.

Storage cupboard and radiator.

SHOWER ROOM

2.20 x 1.92 (7'2" x 6'3")

Window to rear.

Suite comprising walk in shower, low flush WC and wash hand basin. Part tiled walls, chrome ladder style heated towel rail. Cupboard housing gas fired central heating boiler.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

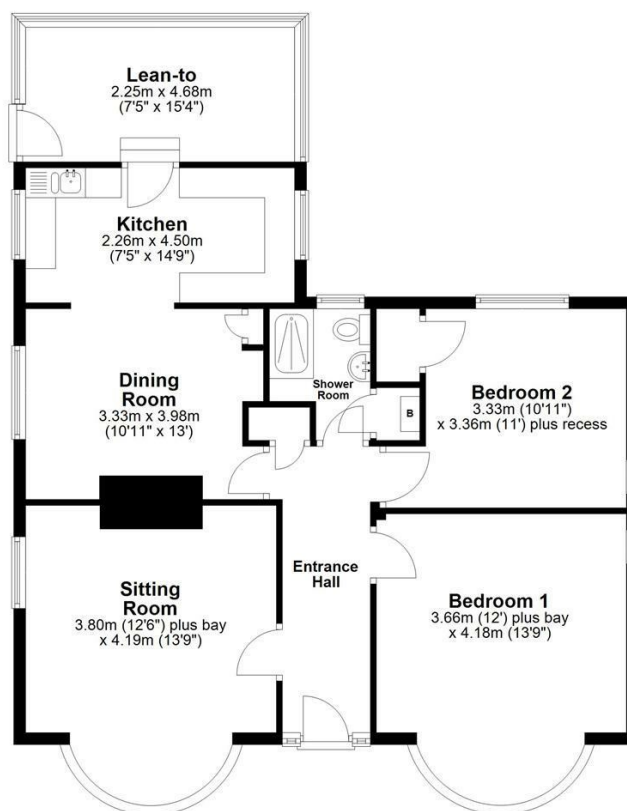
None of the appliances have been tested by the Agents.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band D.



Ground Floor



Total area: approx. 94.1 sq. metres (1012.4 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.

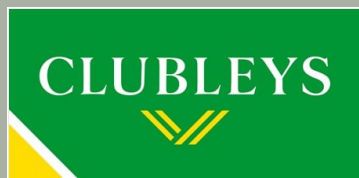
MORTGAGES

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.

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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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)	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	