

CLUBLEYS



37, Low Catton Road,  
Stamford Bridge, YO41 1DZ  
Chain Free £190,000



## ABOUT THE PROPERTY

Offered with NO FORWARD CHAIN, this two bedroom mid-terrace home, ideally situated in the popular village of Stamford Bridge.

Entering through the front door, you are welcomed into an inner porch which leads through to a spacious sitting room featuring a charming fireplace as a focal point. The property also offers a second reception room with stairs rising to the first floor, providing versatile living or dining space. To the rear is a fitted kitchen, complemented by a useful rear entrance and utility area with access out to the garden. To the first floor are two good-sized bedrooms along with a larger-than-average house bathroom.

Externally, the property benefits from off-road parking to the front for one vehicle. To the rear is an enclosed garden, mainly laid to lawn. There are also shared access rights for the adjoining properties via gated access on either side of the garden.

Further benefits include double glazing throughout and gas central heating. This property would suit a range of buyers including first-time purchasers, downsizers, or investors.





**ENTRANCE PORCH**

Front entrance door, door to:-

**SITTING ROOM**

4.50 x 3.43 (14'9" x 11'3")

Window to front, feature fireplace, radiator.

**DINING ROOM**

4.47 x 2.72 (14'8" x 8'11")

Opaque window, radiator, stairs to first floor.

**FITTED KITCHEN**

2.67 x 2.61 (8'9" x 8'7")

Window to rear, door to side.

Fitted with a range of wall and floor units, working surfaces, electric oven with electric hob and extractor fan over, space for slimline dishwasher, space for washing machine.

**REAR ENTRANCE/UTILITY**

2.69 x 1.57 (8'10" x 5'2")

Window and door to rear. Wall and floor units comprising working surfaces.

**LANDING****BEDROOM ONE**

3.66 x 2.71 (12'0" x 8'11")

Window to rear, radiator.

**BEDROOM TWO**

3.55 x 2.49 (11'8" x 8'2")

Window to front, radiator.

**BATHROOM**

2.32 x 1.92 (7'7" x 6'4")

Opaque window to front.

White suite comprising panelled bath with shower screen and shower over, low flush WC and wash hand basin. Fully tiled walls and flooring. Radiator.

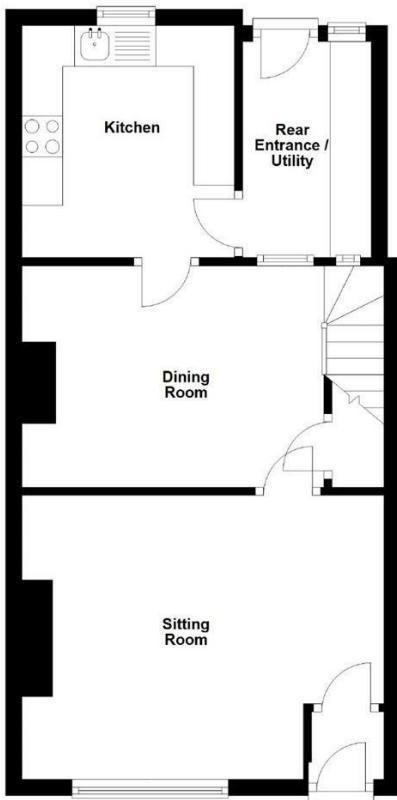
**OUTSIDE**

To the front there is off road parking for one car. To the rear of the property is a rear garden which is mainly laid to lawn. There is also shared access rights for the adjoining properties via gates on either side of the garden.

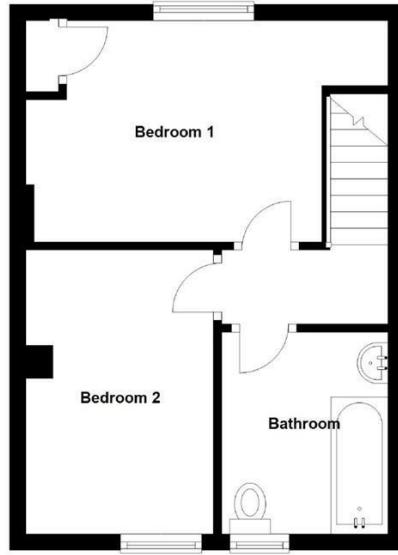
**ADDITIONAL INFORMATION****SERVICES**

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





**Ground Floor**



**First Floor**

Total area: approx. 68.2 sq. metres (733.8 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		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.