

19, Low Catton Road,  
York, Stamford Bridge, YO41 1DJ  
Offers In The Region Of £210,000



## ABOUT THE PROPERTY

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**\*\*CHAIN FREE\*\***

Nestled on Low Catton Road in the popular village of Stamford Bridge, York, this attractive terraced house offers an excellent opportunity for first-time buyers or those looking for a comfortable home.

The property features a well-proportioned reception room with a feature open fire, leading through to a dining kitchen with stairs rising to the first floor. Upstairs, there are two bedrooms providing ample space for rest and relaxation, along with a family bathroom fitted with a four-piece suite. The layout is practical and well designed, making it suitable for couples or small families.

Externally, the property benefits from gravelled parking to the front. To the rear is a low-maintenance garden with a paved area directly outside the house, leading to a further paved section and a decked seating area. A garden shed is also included. Please note there is a right of access across the garden for the neighbouring property. The boiler has also been recently replaced, providing added peace of mind.

This property is offered with no onward chain and is Freehold. East Riding of Yorkshire Council - Council Tax Band A.







#### LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

#### THE ACCOMMODATION COMPRISES:-

##### SITTING ROOM

4.43m x 3.47m (14'6" x 11'4" )

Having a UPVC double glazed bay window to the front elevation, a UPVC double glazed front entrance door, feature open fire with tiled hearth and wooden surround, coving to ceiling, wooden flooring, television point and double radiator. Folding doors leading to:-

##### DINING KITCHEN

5.43m max x 4.45m max (17'9" max x 14'7" max)

Having three UPVC double glazed windows to the rear elevation and a UPVC double glazed frosted door to the rear garden. Fitted with range of wall and base units, under base unit lightning, working surfaces, space for fridge/freezer, electric cooker with five ring gas hob, stainless steel sink unit, integrated dishwasher, plumbing for automatic washing machine, wooden flooring, stairs to first floor accommodation and double radiator.

##### LANDING

Having access to loft space.

##### MASTER BEDROOM

3.63m x 2.74m (11'10" x 8'11" )

Having a UPVC double glazed window to the rear elevation, picture rail, television point, fitted cupboard, recess with clothing rail and double radiator.

##### BEDROOM TWO

3.36m x 2.29m (11'0" x 7'6" )

Having a UPVC double glazed window to the front elevation, picture rail and double radiator.

##### BATHROOM

Having a UPVC double glazed frosted window to the front elevation, fully tiled walls, tiled flooring, extractor fan, mirrored fitted cupboard and chrome ladder style radiator. Four piece white suite comprising:- step in shower cubicle, bath with waterfall tap, wash hand basin with waterfall tap and low level WC.

##### OUTSIDE

#### FRONT GARDEN

Graveled driveway providing ample off street parking.

#### REAR GARDEN

The rear garden is designed for easy maintenance with a paved area immediately beyond the house leading to further paved area and decked seating area. Garden shed. Please note there is a right of access over the garden which can be used by the next door neighbours.

#### ADDITIONAL INFORMATION

Please note the advertising photos are not current but give a good indication to the property.

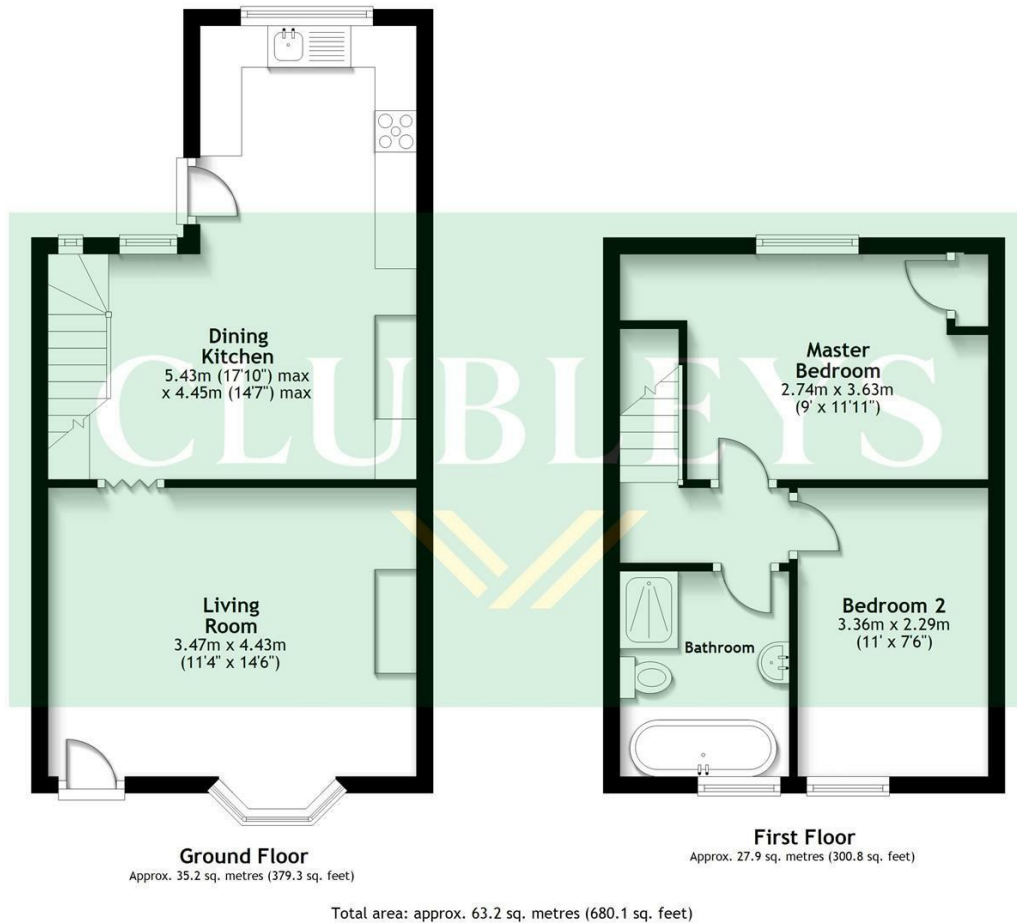
#### SERVICES

Main 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.





#### 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.

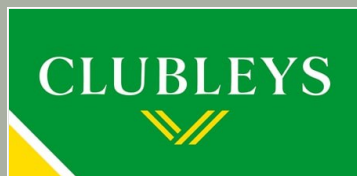
#### MORTGAGES

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
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(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.