



34 High Catton Road,
Stamford Bridge YO41 1DX
£239,950



ABOUT THE PROPERTY

Well placed for the local village amenities, we're delighted to offer this three/four bedroom property, which is well presented throughout.

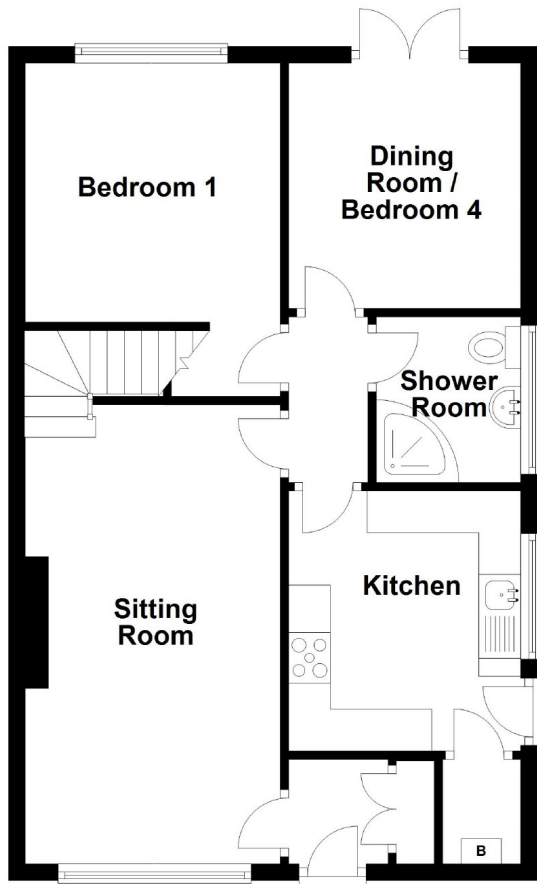
The accommodation comprises an entrance hall leading through to the spacious sitting room with stairs to the first floor. An inner hall provides access to the fitted kitchen, shower room, master bedroom and dining room (which could also be used as a bedroom), with French doors to the rear. To the first floor the landing provides an ideal office space with eaves storage and a large cupboard. There are two further bedrooms on this floor, one with benefit of fitted wardrobes, and a shower room.

Externally the property offers ample off road parking for several vehicles, and a single garage. There is a fully enclosed garden to the rear which is mainly laid to lawn, with a patio seating area immediately beyond the house.

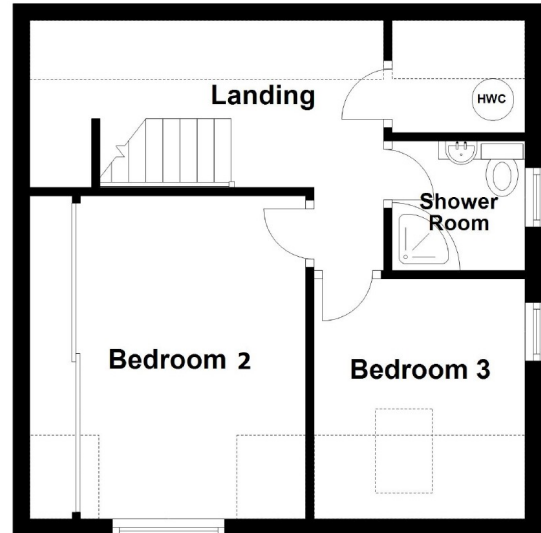
Contact Clubleys to arrange a viewing.



Ground Floor



First Floor



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 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.

ROOM MEASUREMENTS

ENTRANCE HALL

SITTING ROOM 5.47m x 3.04m

INNER HALL

KITCHEN 3.10m x 2.77m

BEDROOM ONE 3.97m x 3.05m

DINING ROOM / BEDROOM 2.86m x 2.82m

FOUR

SHOWER ROOM 1.95m x 1.60m

LANDING

BEDROOM TWO 3.87m x 2.46m + wardrobes

BEDROOM THREE 2.84m x 2.79m

SHOWER ROOM 1.78m x 1.70m



AGENTS NOTE

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 &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.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 the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.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. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



LOCATION

TRAVEL

3 Miles A1079

5 Miles A64

22 Miles M62

APPROX

Distance by (Car)

8 Miles York

32 Miles Leeds

35 Miles Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

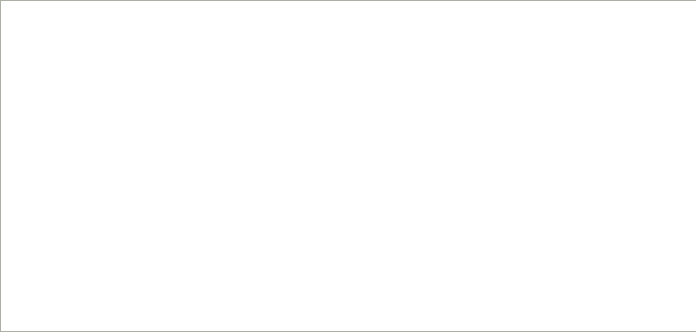
Auctioneers

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