

Approx. Gross Internal Floor Area 1614 sq. ft / 149.90 sq. m  
Garage/Carport/Workshop 587 sq. ft / 54.51 sq. m  
Total 2201 sq. ft / 204.41 sq. m

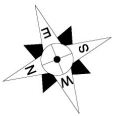


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14 Low Catton Road, Stamford Bridge, York  
YO41 1DZ

Offered for sale with the benefit of no onward chain is this Sawdon and Simpson flagship 'Gloucester' style detached home. This substantial family home boasts a welcoming entrance hallway, breakfast kitchen, large lounge with bright bay window and feature fireplace, ground floor w/c, a second reception room leading to a bright conservatory overlooking the rear garden and a convenient utility room.

To the first floor is a large landing, master bedroom with bay window, three further good sized bedrooms each with fitted furniture and a large shower room.

Externally the property benefits from a block paved driveway for ample off street parking with double car port, large garage with workshop to the rear and lawned front garden with mature borders. To The rear is a generous sized garden complete with lawn and patio areas, perfect for entertaining with family and friends.

Situated in an enviable position with field views and ready for a buyer to move in and personalise and even extend (STPP), we feel this wonderful home will achieve high interest levels and so early viewing is highly recommended.

- No Onward Chain
- Two Reception Rooms
- Ground Floor W/C
- Four Bedrooms
- Driveway
- Garage
- Conservatory
- Village Location
- Local Amenities Nearby
- Field Views
- Potential to Extend (STPP)

Upon entering Stamford Bridge via the A166, go over the bridge then turn right onto Church Road. Continue as the road turns in High Catton Road and the property can be found on the right hand side where it can be identified by our for sale sign.

Stamford Bridge a bustling village with a range of local amenities that includes a doctor's surgery, dentist, chemist and veterinary practice. There is a range of shops to include Co-operative, a bar & bistro, post office, bakers, fish and chip restaurant or takeaway and several public houses. There is a frequent local bus service into York city centre via Dunnington and a local primary school. The Secondary Schools being Woldgate or Archbishops. Local countryside walks can be found in Stamford Bridge along with the route 66 cycle path.

