



THE LOCATION

Bishop Wilton is a picturesque conservation village nestling in the Yorkshire Wolds and located approximately 5 miles north of the market town of Pocklington and 5 miles from Stamford Bridge. The village has the benefit of a Primary School, Shop, Public House and Church. Access to York is via the A166, the junction of which is only a short distance from the village.

THE PROPERTY

A delightful semi rural property, situated in this highly regarded and sought after wolds village of Bishop Wilton. Offering a greater level of accommodation which is not evident from roadside inspection. Features include entrance porch, dining room, sitting room, cloakroom, fitted kitchen, on the first floor lies three bedrooms and shower room. A wall forecourt garden opening onto attractive rear garden well stocked with borders and tandem double garage. NO CHAIN WE RECOMMEND AN INTERNAL VIEWING.

DIRECTIONS

From Pocklington Upon leaving our Market Place office turn right onto Market Street, continue to the T junction then turn right onto Chapmangate then take your first left onto The Mile. At the roundabout turn right onto The Mile and proceed out of Pocklington. Take the first left which will be signposted Bishop Wilton and continue through Meltonby to the T junction, turning right. Proceed along this road until you reach the Village of Bishop Wilton, Autumn Barn is situated on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH 12'1" x 4'6" (3.69m x 1.37m)

Entered via front entrance door, cloak cupboards, wall light point and double glazed window to the front elevation.

DINING ROOM 17'0" x 13'1" (5.17m x 4.00m)

Exposed brick to one wall, double glazed window to the rear elevation and radiator.

SITTING ROOM 21'11" x 16'3" (6.67m x 4.95m)

Double glazed doors to the side elevation, double glazed windows to the front and side elevation, three wall light points, plate rack, LPG gas stove in a brick surround, radiator and stairs to the first floor accommodation.

INNER HALLWAY 12'0" x 3'8" (3.65m x 1.12m)

Pantry off inner hallway with shelving and radiator.

CLOAKROOM/WC 4'3" x 4'0" (1.29m x 1.21m)

WC, white hand basin and door to storage cupboard.

KITCHEN 13'2" x 8'10" (4.02m x 2.69m)

Fitted with a range of floor and wall cupboards, working surfaces, one and a half bowl granite sink with mixer tap, pull out table, four ring gas burner hob with extractor over, double electric oven, plumbing for washing machine, night storage heater, LPG Worchester gas fired boiler, double glazed window to the front elevation, stable style door to the courtyard and garden.

LANDING 9'2" x 8'2" (2.79m x 2.50m)

Night storage heater and double glazed windows to the rear and side elevation.



BEDROOM ONE 16'6" x 8'6" (5.04m x 2.60m)

Fitted wardrobe, radiator and three windows double glazed windows to the front and side elevation.

BEDROOM TWO 14'3" x 7'1" (4.34m x 2.15m)

Fitted wardrobes, double radiator and two double glazed windows to the side elevation with views and overlooking the courtyard

BEDROOM THREE 9'7" x 8'11" (2.93m x 2.73m)

Fitted wardrobes, double glazed window to the side elevation and double radiator.

SHOWER ROOM 8'8" x 5'10" (2.65m x 1.79m)

Fitted with low flush WC, pedestal hand basin, shower cubicle and opaque double glazed window to the side elevation.

OUTSIDE

A walled fore court seating area opening to lovely lawned well stocked garden, garden shed with Lpg calor gas tank.

TANDEM GARAGE 25'6" x 10'10" (7.78m x 3.30m)

The garage has a remote controlled up and over door, cold water tap, power and lighting and a side personal door.

ADDITIONAL INFORMATION;

SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding Of Yorkshire

TENURE

Freehold

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 and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.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 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

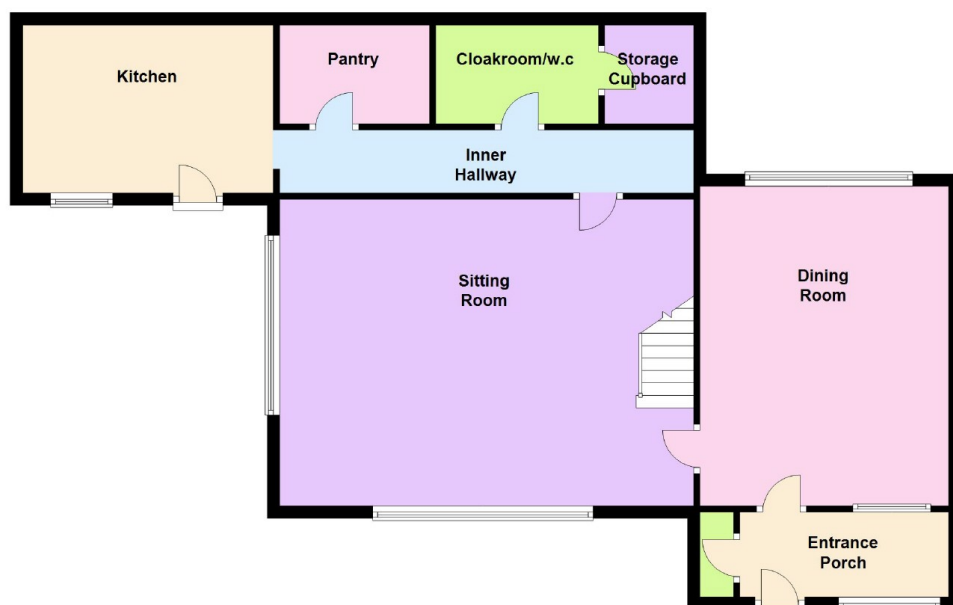
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



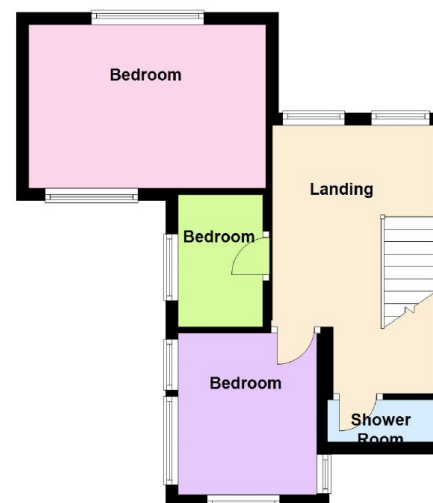
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



CLUBLEYS

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Estate Agents,
Letting Agents &
Auctioneers

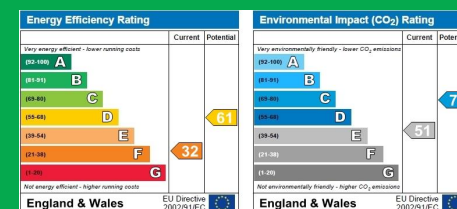
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