



THE LOCATION

Allerthorpe is situated midway between the cities of York and Hull and has the towns of Pocklington, Market Weighton, Howden and Selby all within easy accessibility. The village offers a public house/restaurant and nearby Lakeland Park with water sports and café.

THE PROPERTY

****SITUATED IN THIS HIGHLY REGARDED EAST YORKSHIRE VILLAGE OF ALLERTHORPE**** This rather appealing semi detached cottage is worthy of internal viewing, having been extended over recent years. The accommodation offers lounge with log burner, dining room/study, kitchen, utility, on the first floor lies three bedrooms and four piece bathroom suite. Attractive gardens, parking and detached garage.

Viewing is strictly by appointment via the selling agents.

DIRECTIONS

From our office on Market Place, proceed onto West Green out of Pocklington, go straight over the roundabout into Allerthorpe and the property is situated on the right hand side.

ENTRANCE PORCH

Entered via timber front entrance door.

LOUNGE 12'3" x 12'0" (3.74m x 3.67m)

Having a Log burner, single glazed window to the front elevation and radiator.

DINING ROOM/OFFICE 12'0" x 9'5" (3.65m x 2.87m)

Stairs to the first floor accommodation, under stairs cupboard, double glazed bay window to the front elevation.

FITTED KITCHEN 14'9" x 7'2" (4.49m x 2.19m)

Fitted with wall and floor units incorporating stainless steel sink unit with mixer taps, built in oven, four ring gas hob, double glazed windows to front and side elevation, wall mounted Worcester boiler and radiator.

REAR ENTRANCE 9'9" x 5'9" (2.96m x 1.74m)

Tiled flooring, single glazed window to the rear elevation, stable style door to rear.

UTILITY/ WC 5'1" x 4'10" (1.54m x 1.48m)

Opaque single glazed window to the side elevation and plumbing for automatic washing machine.

LANDING

Access to the loft.

BEDROOM ONE 12'0" x 11'3" (3.66m x 3.42m)

Single glazed window to the front elevation with open views.

BEDROOM TWO 11'11" x 7'9" (3.62m x 2.37m)

Double glazed window to the rear elevation and radiator.

BEDROOM THREE 11'10" x 6'5" (3.61m x 1.95m)

Double glazed window with open views to the front elevation, further window to the side elevation and storage cupboard.



BATHROOM 12'0" x 5'5" (3.65m x 1.65m)
White suite comprising bath, pedestal hand basin, low flush WC, shower cubicle, opaque double glazed window to the rear elevation.

OUTSIDE

Approached via farm style timber gate, gravelled driveway leading to detached garage, lawned garden with attractive borders, greenhouse and potting shed. Open aspect to the front overlooking fields.

GARAGE 21'4" x 12'0" (6.51m x 3.67m)
Having timber doors, power and light is connected.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, 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 Band B

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.



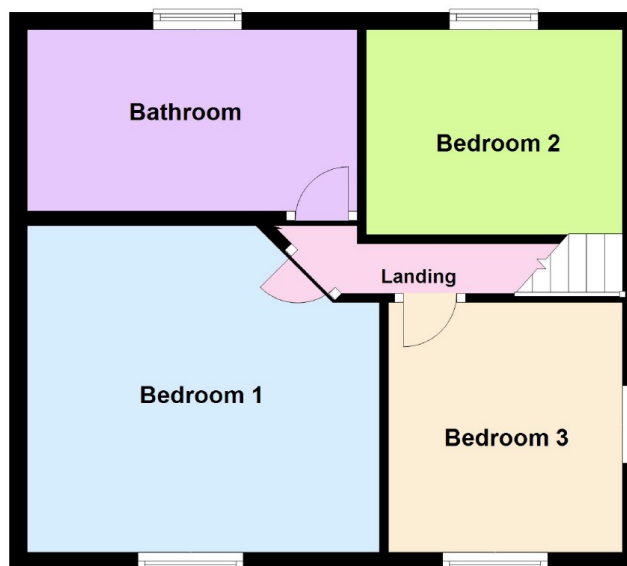
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



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