





## THE LOCATION

Wilberfoss is ideally placed between York & Pocklington making it ideal for the discerning commuter. Regular bus service and good road links via the A64 A1M/M1 & M62 . Convenient for both York & Howden mainline railway station. The popular East Yorkshire village has a wide range of amenities on offer, including Local Store with Post Office, Butchers, Hairdressers, Playing Fields, Village Public House, Community Centre with Regular Events and Primary School , Pre-School and Nursery.

## THE PROPERTY

Jasmine House occupies a very secluded and tranquil location, this substantial detached family home, merits your earliest attention. Take a step inside to find a spacious entrance hall, cloakroom/w.c, cosy snug, separate sitting room, separate dining room, fitted kitchen, utility, on the first floor offers five bedrooms with en-suite bathroom and family bathroom. Gas heating system and double glazing.

Externally there is a double garage, parking and low maintenance private gardens.

VIEWING IS RECOMMENDED.



## DIRECTIONS

On entering the village from Pocklington via the A1079, take the first right onto Main Street, follow the road through the village past the shop take a right onto Storking Lane, take a left onto John Bell Court, follow the road and Jasmine House is situated just off there.

## THE ACCOMMODATION COMPRISES

**ENTRANCE HALL** 10'11" x 11'5" (max) (3.32m x 3.47m (max))

Entered via front entrance door, under stairs cupboard, stairs to the first floor accommodation, double glazed window to the front, concealed radiator, coving and oak flooring.

**CLOAKROOM/W.C** 2'10" x 4'10" (0.86m x 1.48m)  
Fitted two piece suite comprising wash hand basin, low level WC, chrome radiator and coving to ceiling.

**SNUG** 10'2" x 12'4" (3.10m x 3.76m)  
A lovely cosy room having a twin double glazed window to the front elevation, double doors to the rear, Karndean flooring and coving to ceiling.

**SITTING ROOM** 12'10" x 18'0" (3.91m x 5.49m)  
Attractive room having Gas effect log burner with wood surround, double glazed bay window to the front elevation, double doors to the rear, coving to ceiling and concealed radiator.

**DINING ROOM** 11'5" x 12'6" (3.48m x 3.80m)  
Oak flooring, double glazed window to the rear elevation and concealed radiator.

**FITTED KITCHEN** 13'8" x 11'5" (4.17m x 3.47m)  
Fitted wall and base units with working surfaces, one and half stainless steel sink and drainer with mixer tap, built in dishwasher, built in range with extractor hood over, two double glazed windows to the rear elevation, concealed radiator, coving to ceiling and recessed lighting,

**UTILITY/SIDE ENTRANCE** 6'3" x 8'5" (1.90m x 2.57m)  
Stainless steel sink unit, wall cupboards, wall mounted gas central heating boiler, plumbing for automatic washing machine, side external door and extractor.

**LANDING** 11'5" x 11'4" (3.48m x 3.46m)  
Concealed radiator, radiator, access to the loft, double glazed window to the front elevation.

**MASTER BEDROOM** 12'3" x 15'6" (3.74m x 4.73m)  
Double glazed window to the side elevation, radiator and fitted wardrobes.

**EN-SUITE SHOWER ROOM** 6'10" x 7'10" (2.09m x 2.40m)  
Fitted wash hand basin, low level WC, corner shower cubicle, opaque double glazed window to the side and extractor fan.

**BEDROOM TWO** 11'11" x 11'3" (max) (3.64m x 3.42m (max))  
Double glazed window to the rear elevation, concealed radiator and wall length wardrobes,

**BEDROOM THREE** 12'10" x 10'2" (3.92m x 3.11m)  
Double glazed window to the front elevation, radiator, coving to ceiling.

**BEDROOM FOUR** 7'4" x 12'10" (2.23m x 3.90m)  
Double glazed window to the rear elevation and radiator.





#### BEDROOM FIVE 5'10" x 9'9" (1.78m x 2.97m)

Double glazed window to the rear elevation, radiator, coving to ceiling.

#### FAMILY BATHROOM 7'4" x 6'2" (2.24m x 1.89m)

Fitted suite comprising Panelled bath with shower over, low level WC, wash hand basin, coving to ceiling and opaque double glazed window to the rear elevation.

#### DOUBLE GARAGE 17'4" x 17'1" (5.29m x 5.21m)

Twin up and over door and power and light is connected.

#### OUTSIDE

This property has fully enclosed mature low maintenance and easily managed gardens with private seating/al fresco dining, and a double garage and additional driveway parking.

#### ADDITIONAL INFORMATION;

#### SERVICES

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

#### APPLIANCES

None of the appliances have been tested by the agents.

#### LOCAL AUTHORITY

#### 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](mailto: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



# CLUBLEYS

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