

# CLUBLEYS

44 St Martins Close  
Fangfoss, YO41 5RA

Offers over  
£160,000



## THE LOCATION

Fangfoss offers a pub, church, excellent Primary school and Jubilee Park - a community park with climbing fort and other play equipment including picnic area and woodland walk designed to appeal to adults and children. The village borders on open countryside yet is well placed for the commuter enjoying easy access onto the nearby A1079 or A166 providing links to the A64 York bypass as well as the main motorway networks to the south. The village lies approx 11 miles east of York & can be accessed from the A166 Stamford Bridge Road or the A1079 Hull Road.

## THE PROPERTY

**\*\*REALISTICALLY PRICED FOR A QUICK SALE\*\***

This two bedroom semi detached bungalow offers well presented living accommodation and is located within an attractive cul de sac on the edge of the village and backing onto open fields. Features include fitted kitchen with matching units, spacious lounge/dining room offers a bow window to the front aspect, bedroom one, the second bedroom is currently use a snug leading onto the good sized conservatory.

Externally there is front lawned garden, side driveway, garage, low maintenance garden with attractive pond.

LPG heating system and double glazing to windows.

This is a chain free property.



### DIRECTIONS

From Pocklington, proceed onto the Yapham Road, heading out of Pocklington, continue along that road passing through the villages of Yapham Mill, Bolton and Spital. Approaching the village of Fangfoss, take a left onto Station Lane and then immediately left onto St Martins Close, and number 44 is situated on the right hand side.

### THE ACCOMMODATION COMPRISES;

#### FITTED KITCHEN 9'9" x 7'0" (2.97m x 2.14m)

Fitted with a matching arrangement of floor and wall cupboards with working preparation, double oven with electric hob, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, double glazed window to the side elevation and UPVC side external door.

#### INNER LOBBY

With cupboard off.

#### LOUNGE/DINING ROOM 9'9" x 16'7" (2.96m x 5.06m)

Having a shallow bay double glazed window to the front elevation, radiator, living flame gas fire in feature surround and coving to ceiling.

#### INNER HALLWAY

Access to the loft with LPG calor gas central combination heating boiler and cupboard with shelving.

#### FAMILY BATHROOM

Fitted suite comprising panelled bath with shower over, pedestal wash hand basin, coving to ceiling, opaque double glazing window to the side elevation.

#### BEDROOM ONE 9'8" x 11'9" (2.95m x 3.57m)

Double glazed window to the rear elevation and radiator.

#### BEDROOM TWO 8'8" x 8'5" (2.64m x 2.57m)

Radiator, fitted wardrobes and coving to ceiling. Door to;

#### CONSERVATORY 10'10" x 17'9" (max) (3.31m x 5.42m (max))

Part brick and UPVC construction, double radiator and wall light point.

#### OUTSIDE

To the front of the property is a lawned garden, side driveway leading to the garage. To the rear is raised feature pond, low maintenance garden bordering open fields.

#### DRIVEWAY

#### GARAGE 19'2" x 8'11" (5.84m x 2.73m)

Up and over garage door, power and light is connected.

### ADDITIONAL INFORMATION;

#### SERVICES

Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.



### APPLIANCES

None of the electrical appliances have been tested by the Agent.

### LOCAL AUTHORITY

East Riding of Yorkshire Council Tax 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, 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](mailto: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 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.**

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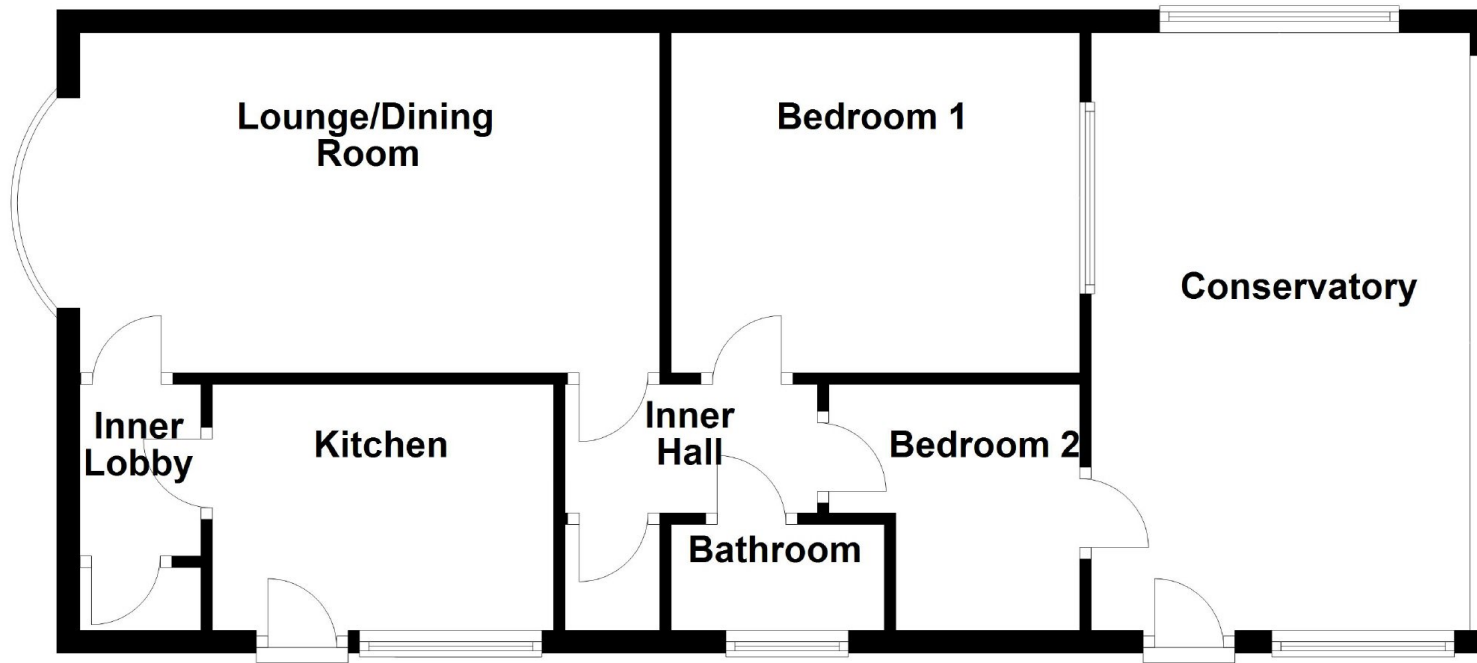




## Floor Plan

This plan is for illustrative purposes only

### Ground Floor



# CLUBLEYS

Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

60 - 64 Market Place, Market Weighton,  
York, YO43 3AL

01430 874000 01430 872605

[mw@clubleys.com](mailto:mw@clubleys.com)

[www.clubleys.com](http://www.clubleys.com)

Text: Clubley to 84840 to download  
our mobile app

