



THE LOCATION

Entrance Hall
Sitting Room
Dining Room
Snug
Kitchen
Utility
Rear Lobby
Shower Room
Landing
Bedroom One
Bedroom Two
Bedroom Three/Office
Bedroom Four
Bathroom
Garage
Gym
Outside 0.35 acre

THE PROPERTY

1.45m x 2.63m
3.74m x 5.39m
3.83m x 3.72m
1.41m x 3.35m
2.50m x 5.15m max
3.15m x 2.61m
1.96m x 2.56m
1.77m x 2.44m

3.78m x 3.85m
3.74m x 3.44m
3.84m x 2.49m
3.65m x 4.32m
2.49m x 3.94m
3.71m x 6.21m
4.64m X 5.11m



ENTRANCE HALL 4'9" x 8'8" (1.45m x 2.63m)

A most welcoming entrance into this splendid former farm house, having a front entrance door, tiled flooring and stairs to the first floor accommodation.

SITTING ROOM 12'3" x 17'8" (3.74m x 5.39m)

Recessed stove with tiled hearth and mantle beam, hatch to kitchen, ceiling coving, double glazed window to the front elevation.

DINING ROOM 12'7" x 12'2" (3.83m x 3.72m)

Wooden flooring, ceiling coving, radiator, opening to snug area.

SNUG 4'8" x 11'0" (1.41m x 3.35m)

Double glazed windows to the front and side elevation, under floor heating and two wall lights.

KITCHEN 8'2" x 16'11" max (2.50m x 5.15m max)

Fitted with wall and base units, granite working surfaces, Rangemaster oven and hob with extractor over, one and half ceramic sink, integrated dishwasher, feature breakfast bar, tiled flooring, double glazed window to the rear elevation, radiator. Under stairs cupboard, hatch to sitting room.

UTILITY ROOM 10'4" x 8'7" (3.15m x 2.61m)

Cupboards with space for washing machine and tumble dryer, working surface, sink unit with mixer tap, side entrance door, original feature brick stove, double glazed window to the rear elevation, radiator and tiled floor.

REAR LOBBY 6'5" x 8'5" (1.96m x 2.56m)

Rear entrance door, radiator and tiled floor.

GROUND FLOOR SHOWER ROOM 5'10" x 8'0" (1.77m x 2.44m)

Low flush WC, pedestal hand basin, large shower cubicle with Aqualisa shower, tiled floor, chrome ladder radiator, opaque double glazed window to the rear elevation.

LANDING

MASTER BEDROOM 12'5" x 12'8" (3.78m x 3.85m)

Double glazed window to the front elevation, radiator, fitted wardrobes. Feature window to landing.



BEDROOM TWO 12'3" x 11'3" (3.74m x 3.44m)

Double glazed window to front elevation, radiator, ceiling coving and fitted wardrobes and cupboard.

BEDROOM THREE/ STUDY 12'7" x 8'2" (3.84m x 2.49m)

Double glazed window to the rear elevation, feature beam, fitted cupboards and shelves. Door through to bedroom four.

BEDROOM FOUR 12'0" x 14'2" (3.65m x 4.32m)

Double glazed window to the side elevation, fitted wardrobes, drawers and cupboards to eaves and cast style radiator.

HOUSE BATHROOM 8'2" X 12'11" (2.49m X 3.94m)

Well equipped comprising bath with chrome shower over, low flush WC, hand basin set in vanity unit, laminate flooring, radiator, fitted cupboards, opaque double glazed window to the rear elevation and airing cupboard.

GARAGE 12'2" x 20'4" (3.71m x 6.21m)

Electric roller door, door to the rear and power and light is connected.

GYM/OFFICE 15'3" X 16'9" (4.64m X 5.11m)

Tiled floor, power and lights. Double glazed windows to the side feature beam.

OUTSIDE

The majority of the garden is to the front for the property, mostly laid to lawn with trees and shrubs. Paved patio area, outside stove, pedestrian access to the rear of the property and gravelled driveway to the side.

The property is approached via a tarmac driveway.

COVID VIEWING GUIDELINES

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.



LOCAL AUTHORITY

East Riding of Yorkshire Council Tax
Band D

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.

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 the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536892 email
Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions 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



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	