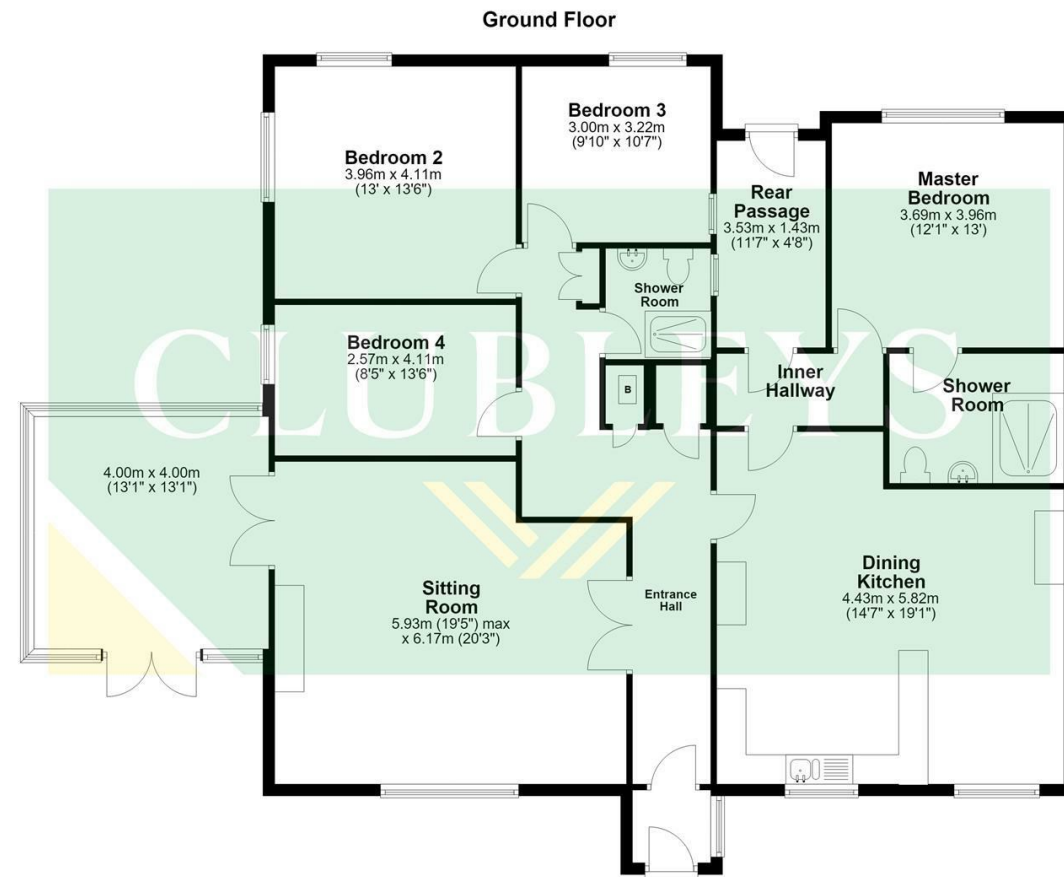




6, South Lane,
Bishop Wilton, YO42 1SQ
£470,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail 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 Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Situated at the head of a peaceful cul-de-sac in this highly regarded village, this extended detached bungalow offers spacious and versatile accommodation throughout.

The property features four bedrooms, including a principal bedroom with en-suite facilities, together with a well-appointed Kitchen/Dining Room. Additional living space includes a generous Living Room with log burner and a Conservatory overlooking the beautifully maintained south-west facing rear garden, providing an ideal setting for enjoying the afternoon and evening sun.

Externally, the property benefits from off-street parking to the front, a useful carport, and an EV charging point, making it well suited to property for a variety of buyers.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.



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ENTRANCE LOBBY

1.24m x 1.23m (4'0" x 4'0")

Entered via a UPVC front entrance door, having solid wood flooring, and double glazed window to the side elevation.

ENTRANCE HALL

4.55m x 1.38m (14'11" x 4'6")

Storage cupboard with plumbing for a washing machine, further cupboard housing oil boiler, solid wood flooring, dado rail, radiator and access to the loft which is partly boarded and has light.

SITTING ROOM

6.17m x 5.93m (20'2" x 19'5")

Log burner with wooden mantle, laminate flooring, two radiators, dado rail, double glazed window to the front elevation and double doors leading to the conservatory.

CONSERVATORY

3.98m x 4.02m (13'0" x 13'2")

Brick and UPVC construction with double doors to the front elevation and solid wood flooring.

DINING KITCHEN

5.83m x 4.42m (19'1" x 14'6")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half composite sink unit with mixer tap, integrated dishwasher, space for a fridge/freezer, space for AGA cooker with extractor hood above. Morse wood burning stove, laminate flooring, radiator, recess lighting, access to the loft, and two double glazed window to the front elevation.

INNER HALLWAY

0.84m x 2.84m (2'9" x 9'3")

Laminate flooring.

MASTER BEDROOM

3.68m x 3.95m (12'0" x 12'11")

Double glazed window to the rear elevation and a radiator.

EN-SUITE SHOWER ROOM

Fitted suite comprising a walk in shower, low flush WC, hand basin with mixer tap, chrome ladder style radiator, extractor fan, fitted mirror with light and a shaver point.

REAR PASSAGE

3.57m x 1.41m (11'8" x 4'7")

Personal wooden door to the rear.

BEDROOM TWO

2.57m x 4.12m (8'5" x 13'6")

Double glazed window to the side elevation and a radiator.

BEDROOM THREE

4.11m x 3.96m (13'5" x 12'11")

Double glazed window to the side and rear elevation, laminate flooring, and a radiator.

BEDROOM FOUR

3.22m x 3.00m (10'6" x 9'10")

Double glazed window to the rear and side elevation, laminate flooring, and a radiator.

SHOWER ROOM

1.89m x 2.00m (6'2" x 6'6")

Fitted suite comprising a shower cubicle, low flush WC, hand basin, chrome ladder style radiator, fully tiled walls, shaver point, extractor fan, and a opaque double glazed window to the side elevation.

OUTSIDE

To the front of the property is a car port and a paved driveway providing off-street parking. Additional features include an EV charging point, external tap, power sockets and outside lighting.

The rear garden is mainly laid to lawn and enjoys a decked seating area, ideal for outdoor entertaining. The garden is well stocked with a variety of plants, shrubs and fruit trees, creating an attractive and established outdoor space. Further benefits include a garden shed and oil tank.

There are also leased solar panels to the property.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains electric, water and drainage. Oil Tank.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

