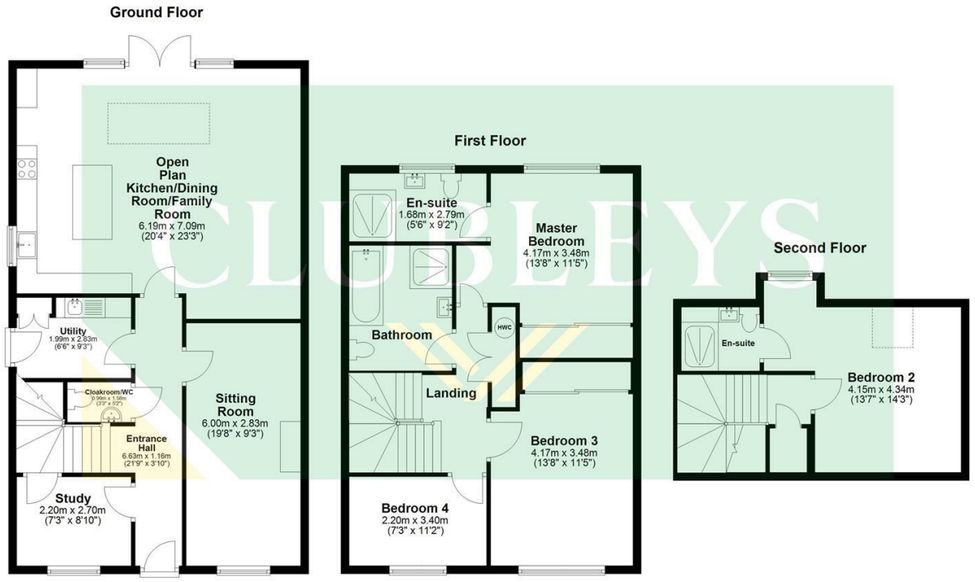


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

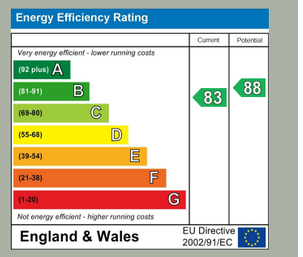
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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.

CLUBLEYS

14, Station Road, Fangfoss, YO41 5QY
£575,000







Built in 2023 to a high specification, this unique family home offers over 2,185 sq ft of beautifully designed accommodation set across three floors.
The ground floor benefits from underfloor heating and features an impressive open-plan kitchen, dining, and living area to the rear of the property. This stunning space is enhanced by a striking roof lantern, allowing natural light to flood in and is complemented by a high-quality fitted kitchen with a stylish breakfast island—perfect for modern family living and entertaining.
To the front of the property, there is a cosy lounge along with a separate study, providing flexible space for both relaxation and working from home.
The first floor offers three well-proportioned bedrooms, including a guest bedroom benefitting from its own en-suite shower room. A contemporary house bathroom serves the remaining bedrooms.
Occupying the entire second floor is the guest bedroom suite, complete with its own en-suite shower room creating a private retreat.
Externally, the property benefits from ample off-road parking and includes an EV charging point. The good-sized rear garden is beautifully maintained, featuring a garden shed and summer house along with a variety of established trees and shrubs, creating a pleasant and private outdoor space. The property further benefits from an air source heat pump, enhancing its energy efficiency.
The property is situated in the attractive village of Fangfoss, which offers convenient access to the thriving market town of Pocklington. The village itself boasts a popular Church of England primary school, the well-regarded pub The Carpenter's Arms, a world-famous maker of handmade rocking horses, a pottery, and the Jubilee Play Park with its adjoining playing fields.

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

rightmove www.clubleys.com ZOOPLA

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: F

clubleys.com

ENTRANCE HALL
1.16 x 6.63m (3'9" x 21'9")
Entered via a composite front entrance door, having engineered oak under floor heating and stairs to the first floor accommodation.

STUDY
2.76m x 2.20m (9'0" x 7'2")
Double glazed window to the front elevation, under stairs cupboard and oak under floor heating.

CLOAKROOM/WC
0.99m x 1.58m (3'2" x 5'2")
Fitted suite comprising WC, hand basin, extractor fan and oak under floor heating.

SITTING ROOM
2.83m x 6.00m (9'3" x 19'8")
Double glazed window to the front elevation and oak under floor heating.

UTLITY/SIDE ENTRANCE
2.83m x 1.99m (9'3" x 6'6")
Fitted with base units, working surfaces incorporating stainless steel sink unit with mixer tap, plumbing for a washing machine, extractor fan, recess lighting, side personal door, oak flooring with under floor heating.

OPEN PLAN KITCHEN/DINING ROOOM/FAMILY ROOM
7.09m x 6.19m (23'3" x 20'3")
An impressive room having a range of floor and wall cupboards, pan drawers, granite work tops incorporating Bosch induction hob with extractor hood above, sink unit, integrated tall fridge/freezer, wine cooler, Bosch electric oven, microwave, and central island. Oak flooring with under floor heating, bi-folding doors with built in blinds, roof lantern and double glazed window to the side elevation.

FIRST FLOOR ACCOMMODATION
Double glazed window to the side elevation, radiator and airing cupboard housing hot water cylinder.

MASTER BEDROOM ONE
3.49m x 4.17m (11'5" x 13'8")
Fitted wall length wardrobes, radiator and sliding sash double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM
2.78m x 1.68m (9'1" x 5'6")
Fitted suite comprising a good sized shower cubicle, wash hand basin, low flush WC, tall chrome radiator, extractor fan, shaver point, recess lighting and opaque sliding sash double glazed window to the rear elevation.

BEDROOM THREE
3.55m x 4.21m (11'7" x 13'9")
Wall length fitted wardrobes, radiator and double glazed window to the front elevation.

BEDROOM FOUR
3.40m x 2.21m (11'1" x 7'3")
Sliding sash double glazed window to the front elevation and a radiator.

SECOND FLOOR ACCOMMODATION
Sliding sash double glazed window to the side elevation.

BEDROOM TWO
4.15m x 4.34m max (13'7" x 14'2" max)
Storage cupboard, radiator, recess lighting, eaves storage, sliding sash double glazed window to the rear elevation and Velux window with pull down blind.

EN-SUITE SHOWER ROOM
1.65m x 1.94m (5'4" x 6'4")
Fitted suite comprising separate shower cubicle, low flush WC, vanity hand basin, tiled flooring, chrome radiator, and Velux window with pull down blind.

OUTSIDE
Enclosed rear garden, laid to lawn, variety of established trees, garden shed and summer house.
Driveway to the front providing ample off street parking.
EV charging point to the front of the property.

ADDITIONAL INFORMATION

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

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

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band F.



