CLUBLEYS

Yorkstones, Cobble Lane, Eastrington, DN14 7QD

£425,000







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ZOOPLA

ABOUT THE PROPERTY

Yorkstones - off Cobble Lane...This unique home has outstanding features, and styled in a contemporary manner and flows through the multifunctional spaces with ease. The outdoor space is a reflection of the owners flair for design and a great space for entertaining. The property benefits from a modern functional breakfast kitchen with granite worktops and integrated appliances and a generous utility room. Integral garage. Four bedrooms including master with ensuite, family bathroom and cloakroom. Outside there is generous parking to the front with gated access and garden to rear, which is a real suntrap, perfectly designed for lounging, relaxing and entertaining. They say that location is everything....this property has everything in the perfect location.

Tenure - Freehold
Council Tax band - D
Epc - C



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: D

ACCOMMDATION COMPRISES:

GROUND FLOOR

ENTRANCE HALLWAY
Composite wood effect front door with glazed inset and side panel, LVT flooring throughout the ground floor - stairs leading to first floor, half glazed internal door leading to inner hallway. Storage cupboard, radiator, light fitting, half glazed internal door leading to...

OPEN PLAN BREAKFAST KITCHEN/DINING/LIVING ROOM
7.26m x 5.79m (23'9" x 18'11")
UPVC double glazed window to rear elevation, Wood flooring throughout the ground floor. Range of base units with granite worktops and tiled splashbacks with integrated appliances, including, dishwasher, fridge/freezer, induction hob and ceiling mounted extractor hood over. Under mounted stainless sink and mixer taps, bank of units housing wall mounted oven and built in microwave, peninsula breakfast bar, with feature pendant lights over. downlights in the rest of the kitchen area. Open plan leading to...dining area, with UPVC double glazed patio doors and side panels to rear aspect. open plan to....living room with UPVC double glazed bow window to front aspect, feature electric fire, radiator and single pendant light fitting.

LOUNGE
5.23 x 3.79 (17'1" x 12'5")
Skylight window and UPVC double glazed bow window to front aspect.

UTILITY ROOM
4.00 x 3.32 (13'1" x 10'10")
From kitchen - UPVC double glazed window to rear. A range of base units with Belfast style under mounted sink and mixer taps with wooden worktops. Bank of units. Down lights. Door leading to integral garage and door leading to....

CLOAKROOM
Low level WC - pedestal wash basin, half tiled walls and tile floor, down lights.

FIRST FLOOR
Loft access, doors leading to...

LANDING
Loft access and single pendant light fitting. Storage cupboard.

BATHROOM
UPVC double glazed window to rear. Walk in shower with mains fed shower, low level WC, vanity wash basin, fully tiled, heated towel rain, feature heated de mist mirror with light over. Down lights and extractor.

MASTER BEDROOM
4.60 x 3.80 (15'1" x 12'5")
UPVC double glazed window to front elevation, radiator and single pendant light fitting. A range of fitted furniture including wardrobes and drawers. Door to...

ENSUITE
UPVC double glazed window to rear, modern suite comprising; pedestal wash basin, low level WC, walk in shower with thermostatic shower with rain head shower, panel bath, with mixer taps and hand held shower head, tiled walls and floor, heated towel rail. Extractor and down lights.

BEDROOM TWO
3.96 x 3.58 (12'11" x 11'8")
UPVC double glazed window to front elevation. Built in wardrobes, single pendant light fitting and radiator.

BEDROOM THREE
3.69 x 3.04 (12'1" x 9'11")
UPVC double glazed window to rear elevation. Radiator and single pendant light fitting.

BEDROOM FOUR
2.27 x 2.09 (7'5" x 6'10")
UPVC double glazed window to front aspect, radiator and single pendant light fitting. Currently used as a study.

GARAGE
7.06 x 2.89 (23'1" x 9'5")
Remote garage door.

OUTSIDE
A gravel forecourt provides ample off street parking to the front. Acces gate to the side leads to a gravelled seating area with pergola extending to a rear paved patio area with mature shrubbery and high boundary fencing stepping down to a further well maintained lawned area. Personnel door into garage.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

*Referral Fees

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.



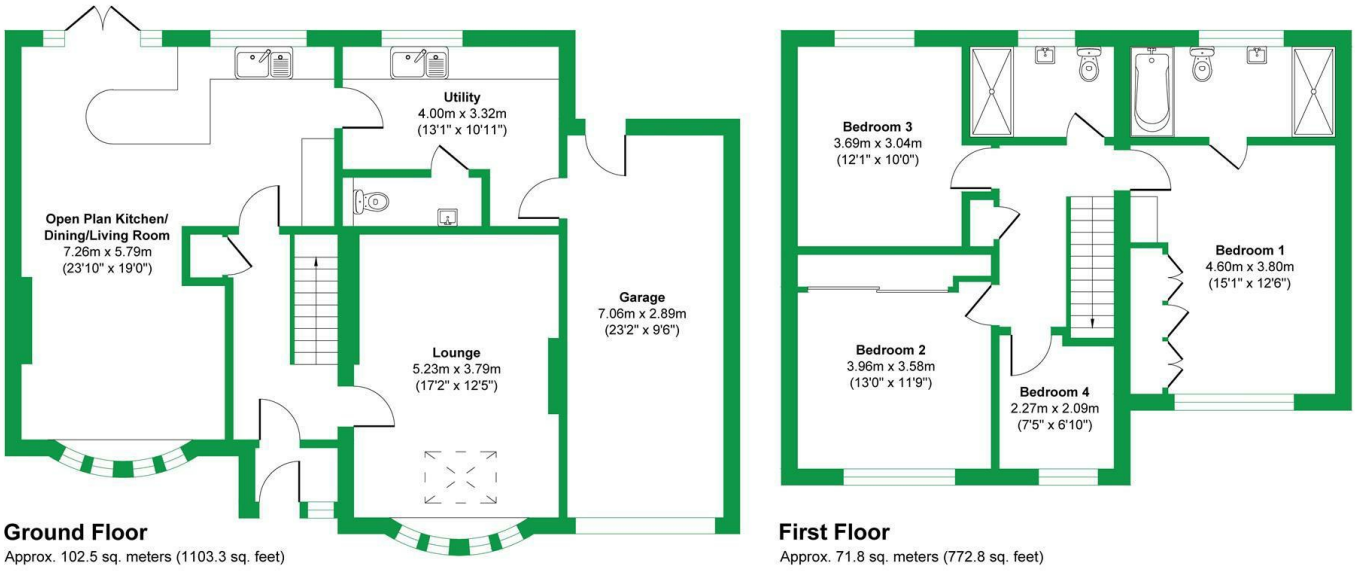







CHELSEA FOOTBALL CLUB





Ground Floor
Approx. 102.5 sq. meters (1103.3 sq. feet)

First Floor
Approx. 71.8 sq. meters (772.8 sq. feet)

Total area: approx. 174.3 sq. meters (1876.1 sq. feet)

The plan is for illustrative purposes only.

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.

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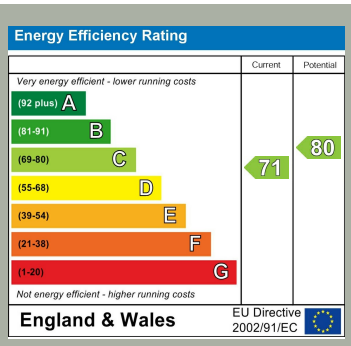
AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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.