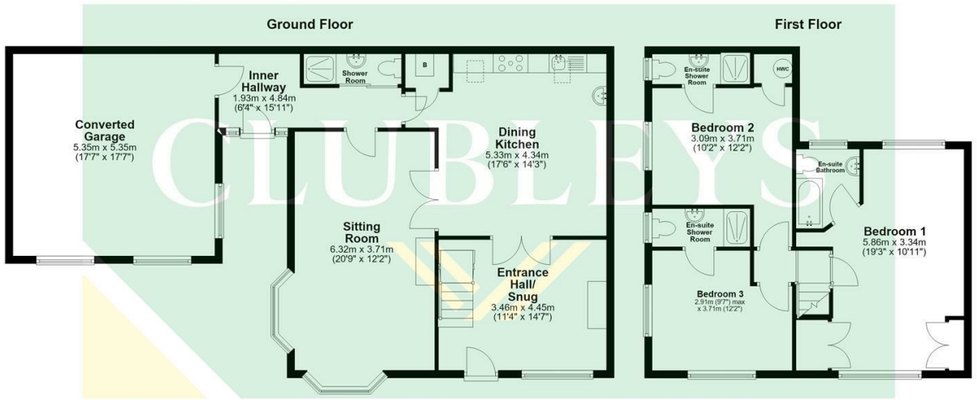


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

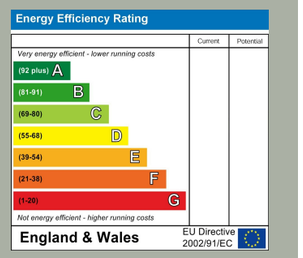
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

Hillcroft, Highfield Lane, Fangfoss, YO41 5QJ
£435,000



Dating back to 1867, Hillcroft is a characterful village home that has evolved over the years to offer generous, versatile accommodation, ideal for family life and changing needs.
Set within the popular village of Fangfoss, with its primary school, play park and public house, the property combines period charm with the flexibility of modern living.
A particular feature is the converted garage, providing additional reception space that could equally serve as an occasional bedroom, teenager's retreat or accommodation for an elderly relative.
Upstairs, the first floor offers three bedrooms, each benefiting from its own en-suite shower room, providing comfort and privacy for family members and guests alike.
Outside, lovely gardens surround the property, providing space to relax, entertain and enjoy the outdoors, alongside the practicality of off-road parking.
With its wealth of space, flexible layout and village setting.
Hillcroft offers an exciting opportunity for buyers looking for a home to make their own.

Offered with no onward chain.

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

rightmove

www.clubleys.com

ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
Band: B

clubleys.com

ENTRANCE HALL/SNUG
4.45m x 3.46m (14'7" x 11'4")
Entered via a UPVC front entrance door, log burner, radiator, stairs to the first floor accommodation and double glazed window to the front elevation.

DINING KITCHEN
5.33m x 4.34m (17'5" x 14'2")
Bespoke fitted kitchen with a range of floor and wall cupboards, fitted pantry cupboard, working surfaces incorporating stainless steel sink unit with mixer tap, Rangemaster with extractor hood above, plumbing for a washing machine, and a pedestal hand basin. Two Velux windows, two radiators, recess lighting and a cupboard housing Worcester oil boiler.

SITTING ROOM
6.32m x 3.71m (20'8" x 12'2")
Bay window to the front and side elevation, log burner, recess lighting, two radiators and UPVC patio doors to the side elevation.

GROUND FLOOR SHOWER ROOM
2.59m x 0.75m (8'5" x 2'5")
Fitted suite comprising Mira shower cubicle, pedestal hand basin, low flush WC, extractor fan, recess lighting and a radiator.

INNER HALLWAY
4.82m x 1.93m (15'9" x 6'3")
UPVC front entrance door, recess lighting and a radiator.

CONVERTED GARAGE
5.36m x 5.35m (17'7" x 17'6")
Two double glazed windows to the front elevation, two radiators, recess lighting and a further double glazed window to the side elevation.

BEDROOM ONE
3.32m x 5.86m (10'10" x 19'2")
Two fitted wardrobes, two radiators double glazed window to the front and rear elevation.

EN-SUITE BATHROOM
1.67m x 2.24m (5'5" x 7'4")
Fitted suite comprising bath with shower over, pedestal hand basin, WC, extractor fan, fully tiled walls and floor, chrome ladder style radiator, recess lighting, radiator and a opaque double glazed window to the rear elevation.

BEDROOM TWO
3.71m x 3.09m excluding door recess (12'2" x 10'1" excluding door recess)
Double glazed window to the side elevation, double radiator, recess lighting and airing cupboard housing hot water cylinder.

EN-SUITE SHOWER ROOM
2.58m x 0.99m (8'5" x 3'2")
Fitted suite comprising Mira shower cubicle, pedestal hand basin, low flush WC, extractor fan, recess lighting, radiator and opaque double glazed window to the front elevation.

BEDROOM THREE
2.92m x 3.71m (9'6" x 12'2")
Double glazed window to the front and side elevation, recess lighting and a double radiator.

EN-SUITE SHOWER ROOM
0.99m x 2.57m (3'2" x 8'5")
Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, extractor fan, radiator, recess lighting and opaque double glazed window to the side elevation.

OUTSIDE
To the front of the property is a fully enclosed, established garden featuring a variety of plants, shrubs and trees with an attractive pond. A timber-covered seating area and separate patio provide lovely spaces for outdoor dining and relaxation. The garden also benefits from a timber shed, outside tap, power sockets and lighting, together with an oil tank. To the side of the property is off-street parking for two vehicles.

ADDITIONAL INFORMATION

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 and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the 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.

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

SERVICES
Mains Water, Electricity and Drainage. Oil Tank.

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



