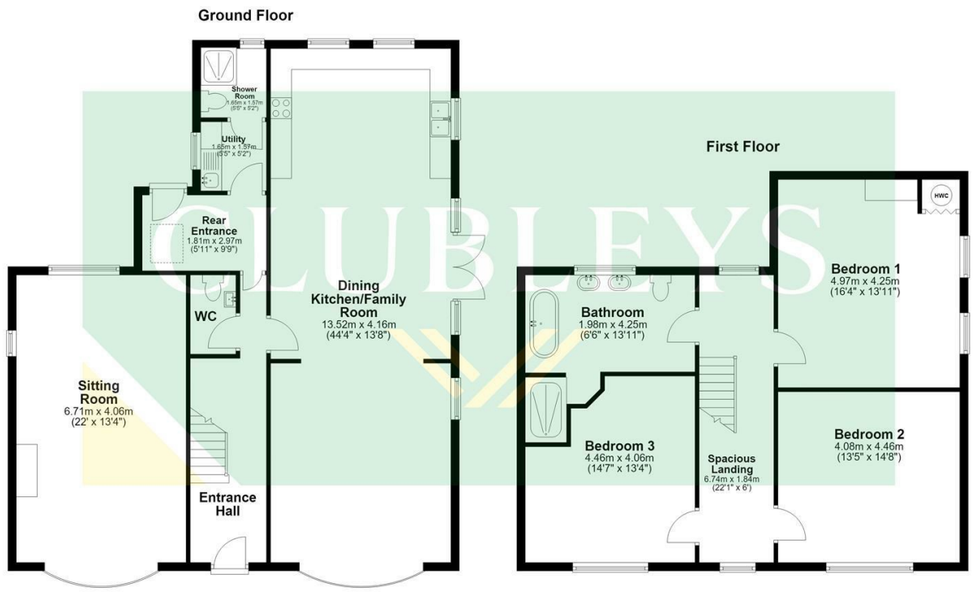


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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

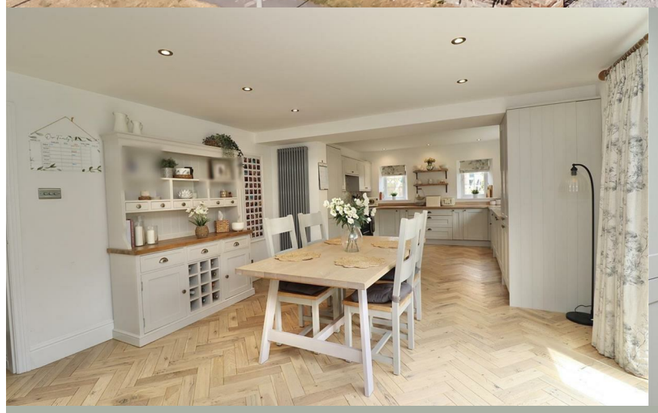
Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves 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

Laburnum House, Bolton, YO41 5QS
£565,000







Period farmhouse charm meets contemporary family living in this beautifully renovated home, where an impressive open-plan kitchen, dining and family space brings everyone together. Set in the village of Bolton, just a short drive from Pocklington, this thoughtfully updated home combines original character with stylish, practical interiors. An inviting entrance hall with herringbone flooring sets the tone, leading to a cosy sitting room with a multi-fuel stove. The spacious kitchen forms the heart of the home, complemented by a practical rear entrance, utility room and ground floor shower room. Upstairs are three generous double bedrooms and a contemporary family bathroom.

Outside, an enclosed garden with established planting and a seating area provides space to relax or entertain, while a detached double garage adds everyday convenience.

A characterful family home, beautifully finished and ready to enjoy.

Freehold. East Riding of Yorkshire Council – Council Tax Band E.

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Tenure: Freehold
East Riding of Yorkshire
Band: E

clubleys.com

ENTRANCE HALL
6.87m x 1.82m (22'6" x 5'11")
A most welcoming entrance into this superb village property. Entered via a composite front entrance door, herringbone flooring, bespoke fitted cupboards, coving to the ceiling, radiator, stairs to the first floor accommodation with an under stairs cupboard.

CLOAKROOM/WC
1.09m x 1.99m (3'6" x 6'6")
Fitted suite comprising low flush WC, hand basin with mixer tap, chrome ladder style radiator, recess lighting and a extractor fan.

SITTING ROOM
6.71m x 4.06m (22'0" x 13'3")
An attractive room, having a bow double glazed window to the front elevation, multi fuel stove in brick fireplace with wooden mantle, radiator, double glazed window to the side and rear elevation.

DINING KITCHEN/FAMILY ROOM
13.51m x 4.17m (44'3" x 13'8")
Fitted with a comprehensive arrangement of floor and wall cupboards, working surfaces incorporating Belfast sink unit with mixer tap, integrated appliances including dishwasher, fridge/freezer, Belling farmhouse cooker. Recessed lighting, two vertical radiators, oak flooring, double doors to the side elevation and two double glazed windows to the rear elevation.
Opening up to the attractive family room/snug.

REAR ENTRANCE
2.97m x 1.81m (9'8" x 5'11")
Storage cupboard, Velux window, tiled flooring, radiator and a stable style rear door.
A very useful space ideal for coats and shoes.

UTILITY
2.46m x 1.66m (8'0" x 5'5")
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, plumbing for a washing machine, tiled flooring, radiator and opaque double glazed window to the side elevation.

DOWNSTAIRS SHOWER ROOM
1.57m x 1.65m (5'1" x 5'4")
Fitted with a low flush WC, walk in shower, recess lighting, chrome ladder style radiator, tiled flooring and a extractor fan.

SPACIOUS LANDING
1.84m x 6.74m (6'0" x 22'1")
Double glazed window to the front elevation, sealed unit window to the rear elevation, radiator and access to the loft via a pull down ladder which is part boarded.

BEDROOM ONE
4.97m x 4.26m (16'3" x 13'11")
Exposed brick fireplace, airing cupboard housing hot water cylinder, engineered oak flooring, two radiators and two double glazed windows to the side elevation.

BEDROOM TWO
4.46m x 4.26m (14'7" x 13'11")
Double glazed window to the front elevation, engineered oak flooring and a radiator.

BEDROOM THREE
4.08m x 4.46m (13'4" x 14'7")
Double glazed window to the front elevation, engineered oak flooring and a radiator.

BATHROOM
1.97m x 4.25m (6'5" x 13'11")
Fitted suite comprising walk in shower cubicle with waterfall shower, free standing bath with mixer tap and shower attachment, low flush WC, two hand basin, ladder style radiator, extractor fan, further radiator, recess lighting and opaque double glazed window to the rear elevation.

OUTSIDE
Enclosed private rear garden which is mainly laid to lawn with established borders, variety of shrubs, plants and trees, raised paved patio seating area, garden shed, outside tap and sockets.
Gravelled driveway leading to a double garage.
There is a further parking space location to the front of the property.

DOUBLE GARAGE
4.79m x 5.89m (15'8" x 19'3")
Two up and over door, with power and light connected, sealed unit to the side elevation, side personal door.

ADDITIONAL INFORMATION

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

SERVICES
LPG gas, Mains Water, electric and drainage.

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