CLUBLEYS

4 New Cottages, York, Murton, YO19 5UQ

£259,500

Situated in the village of Murton, on the outskirts of York, we are delighted to offer this two bedroom end terrace property.

The accommodation comprises of an entrance porch, sitting room, dining kitchen, two bedrooms and a shower room. Externally, to the front of the property there is a low maintenance shale courtyard. To the rear of the property is a concrete yard with a storage shed. Beyond the shed there is a large garden that is currently very overgrown but offers great potential to create a fantastic garden, vegetable plot etc. Please note there is a right of access across the rear garden of the neighbouring properties.

This property is Freehold. City of York Council - Council Tax Band B.

Tenure: Freehold
City of York Council Band B
BAND: B

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE PORCH
1.51 x 0.96 (4'11" x 3'1")
Door to front and window to side.
Door to;-

SITTING ROOM
4.30 x 3.63 (14'1" x 11'10")
Window to front.
Stairs to first floor, laminate wood flooring and 2x radiators.

KITCHEN
3.82 x 3.18 (12'6" x 10'5")
Door and window to rear.
Kitchen comprising of base units and working surfaces, 1 1/2 bowl stainless steel sink unit, space for electric oven. Space for washing machine, laminate wood flooring, cupboard housing gas fired central heating boiler, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE
3.68 x 3.47 (12'0" x 11'4")
Window to front.
Radiator.

BEDROOM TWO
3.14 x 2.56 (10'3" x 8'4")
Window to rear.
Fitted cupboard and radiator.

SHOWER ROOM
2.28 x 1.64 (7'5" x 5'4")
Window to rear.
Suite comprising shower cubicle, low flush WC and wash hand basin in vanity unit. Chrome ladder style heated towel rail.

OUTSIDE
To the front of the property there is a low maintenance shale courtyard. To the rear of the property is a concrete yard with a storage shed. Beyond the shed there is a large garden that is currently very overgrown but offers great potential to create a fantastic garden, vegetable plot etc. Please note there is a right of access across the rear garden of the neighbouring properties.

ADDITIONAL INFORMATION

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

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

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
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.

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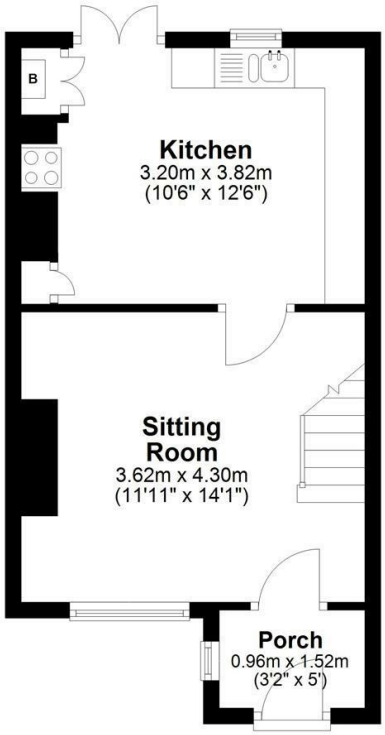
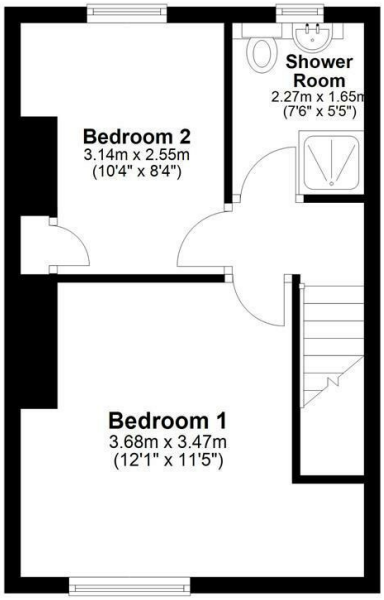
Ground Floor
Approx. 32.1 sq. metres (345.7 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

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

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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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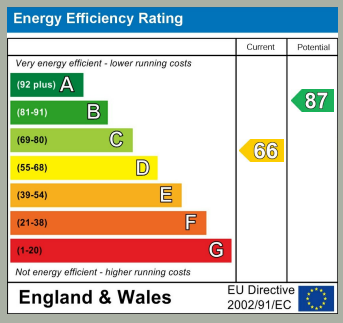

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves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