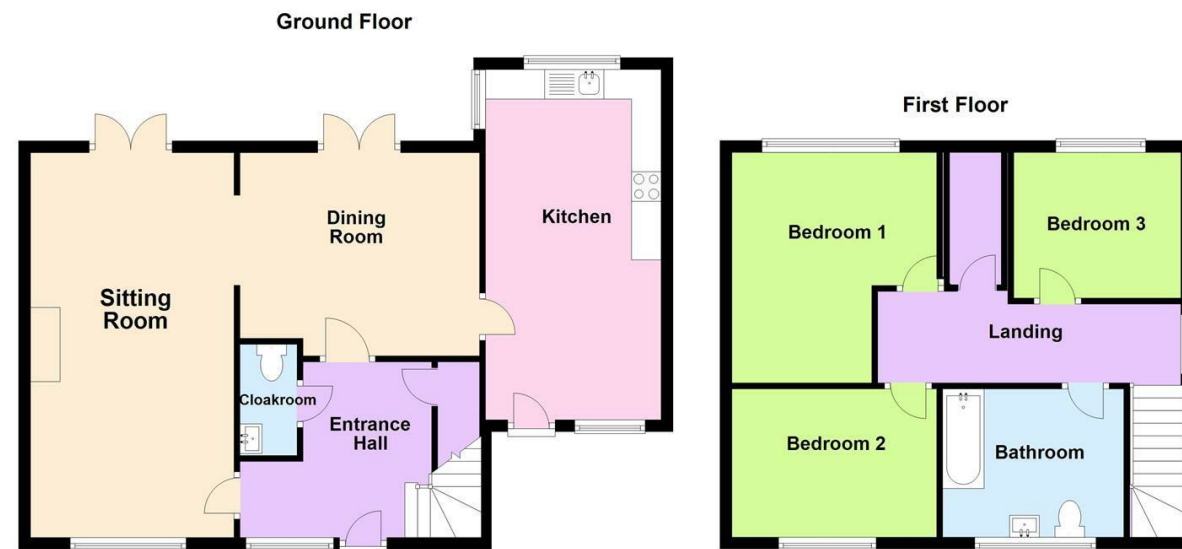




7, Rose and Crown Court,  
Fridaythorpe, YO25 9RS  
£240,000



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

We offer to the open market this spacious well appointed property, entered via a good sized entrance hall with useful understairs storage and downstairs cloakroom. Off the entrance hall there are doors to the lounge and dining room. The lounge offers a multi fuel log burner a lovely and inviting room, the dining room has double doors to the rear garden. The kitchen is fitted with a range of white gloss base and wall cupboards with quartz worktops with integrated double oven and hob. On the first floor are three bedrooms, house bathroom and useful walk in storage cupboards. The rear garden is an enclosed south westerly facing garden with paved patio. Other features to note are UPVC double glazing, oil central heating and off road parking. We urge you to view.

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



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**ENTRANCE HALL**

2.31m x 3.29m (7'6" x 10'9" )

Entered via UPVC front entrance door, having stairs to first floor accommodation with under stairs cupboard, double radiator and opaque double glazed window to front elevation.

**CLOAKROOM/WC**

0.97m x 1.86m (3'2" x 6'1" )

Fitted suite comprising WC, hand basin, radiator and oak flooring.

**SITTING ROOM**

3.45m x 6.50m (11'3" x 21'3" )

Log burner with wooden surround, oak flooring, double doors to rear elevation and double glazed window to front elevation.  
Opening to;

**DINING ROOM**

4.04m x 3.45m (13'3" x 11'3" )

Having oak flooring, double doors to rear elevation, recess lighting, radiator.

**FITTED KITCHEN**

5.91m x 3.06m (19'4" x 10'0" )

Matching arrangement of floor and wall cupboards, with quartz working tops, breakfast bar, Beko double oven, four ring induction hob with extractor fan, stainless steel sink unit, plumbing for washing machine, tiled flooring, under stairs cupboard, radiator and UPVC double glazed window to front elevation.

**LANDING**

Double glazed window to side elevation.

**WALK IN STORAGE**

2.37m x 1.09m max (7'9" x 3'6" max)

Useful walk in storage and radiator.

**BEDROOM ONE**

3.22m x 3.79m (10'6" x 12'5" )

Radiator. double glazed window to rear elevation and fitted wardrobes.

**BEDROOM TWO**

2.51m x 3.47m (8'2" x 11'4" )

Radiator and double glazed window to front elevation.

**BEDROOM THREE**

2.82m x 2.49m (9'3" x 8'2" )

Radiator and double glazed window to rear elevation.

**FAMILY BATHROOM**

2.32m x 2.23m (7'7" x 7'3" )

Well equipped bathroom suite comprising Bath with shower over, pedestal hand basin, low flush WC, recess lighting and opaque double glazed window to front elevation.

**OUTSIDE**

Rose and Crown Court is situated in a courtyard of similar properties. To the front of the property is an enclosed courtyard area, parking to the front. South westerly facing garden with paved patio area and garden shed housing the oil tank.

**LOCATION**

Fridaythorpe sits within the heart of The Wolds and is an ideal location in which to combine rural living with commuting via good road and rail links. The closest primary schools are located at Wetwang, Sledmere and Leavening with secondary education in Driffild and Pocklington. Situated along the Wolds Way which provides the most scenic walks. The village benefits from a duck pond, garage with convenience store and public house/restaurant.

**ADDITIONAL INFORMATION****SERVICES**

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

**APPLIANCES**

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

**COUNCIL TAX BAND**

East Riding of Yorkshire Council - Council Tax Band C

