

30b, Main Street,
Wilberfoss, YO41 5NH
Offers In The Region Of £425,000



ABOUT THE PROPERTY

Discover the untapped potential of this three bedroom detached house, nestled on a generously proportioned plot.

Located in the popular village of Wilberfoss, the property briefly comprises of an entrance porch, inner hall providing access to the sitting room, study, downstairs shower room and kitchen with rear porch.

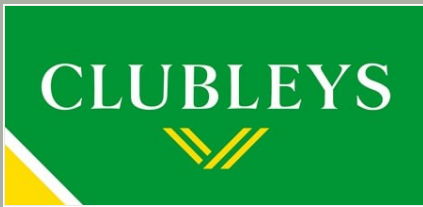
There is also a sunroom enjoying views over the rear garden with an access door to the attached garage. To the first floor lies three bedrooms, the master having an en suite shower room, and a family bathroom.

Externally, the property offers a good sized garden to the front with driveway leading to two separate garages and providing ample off road parking for several vehicles. The rear gardens comprises of mature planting, a lawned garden, pond, outside store and various seating areas.

A full and early inspection is highly recommended to appreciate the accommodation and plot that this property has to offer. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.







THE ACCOMMODATION COMPRISES

GROUND FLOOR

PORCH

Front entrance door, windows to two sides.

ENTRANCE HALL

Stairs to the first floor accommodation with under stairs cupboard and laminate wood flooring.

SITTING ROOM

5.79 x 3.41 (18'11" x 11'2")

Windows to front and side.

Electric fire set in ornate surround, laminate wood flooring and radiator.

STUDY

2.66 x 1.76 (8'8" x 5'9")

Window to front.

Tiled floor and radiator.

SHOWER ROOM

2.66 x 0.89 (8'8" x 2'11")

Window to side.

Suite comprising low flush WC, pedestal hand basin and enclosed shower. Tiled floor and radiator.

KITCHEN

4.70 x 1.85 extending to 2.94 (15'5" x 6'0" extending to 9'7")

Windows to side and rear, doors to side and rear.

Wall and base units comprising sink unit, range style oven, plumbing for automatic washing machine. Tiled floor and radiator.

REAR PORCH

Windows to side and rear, door to rear.

SUN ROOM

5.46 narrowing to 3.24 x 3.93 narrowing to 1.89

(17'10" narrowing to 10'7" x 12'10" narrowing to 6')

Windows to side and rear, velux windows and door to side.

Tiled floor, radiator.

ATTACHED GARAGE

6.38m x 3.38m (20'11" x 11'1")

Up and over door, windows to side and rear, power and light.

FIRST FLOOR

LANDING

Window to rear.

2x storage cupboards.

BEDROOM ONE

4.78 x 2.79 (15'8" x 9'1")

2x windows to front.

Radiator.

EN SUITE SHOWER ROOM

Suite comprising low flush WC, wash hand basin in vanity unit and shower cubicle. Chrome ladder style towel rail.

BEDROOM TWO

3.43 x 2.85 (11'3" x 9'4")

Window to front.

Radiator.

BEDROOM THREE

2.83 x 2.47 (9'3" x 8'1")

Window to rear.

Laminate wood flooring and radiator.

BATHROOM

2.71 max x 1.46 max (8'10" max x 4'9" max)

Window to rear.

Suite comprising low flush WC, wash hand basin and corner bath. Chrome ladder style towel rail.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

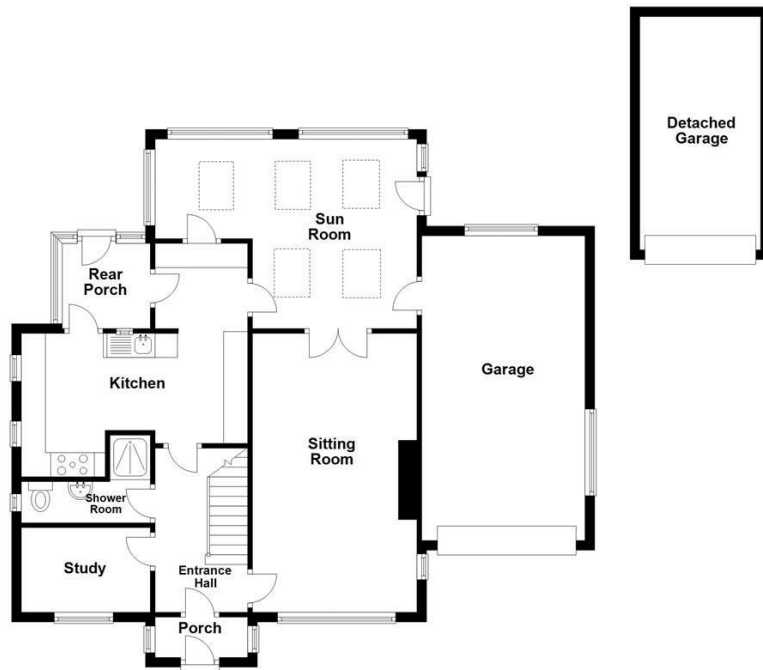
Oil, electricity and drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX BAND

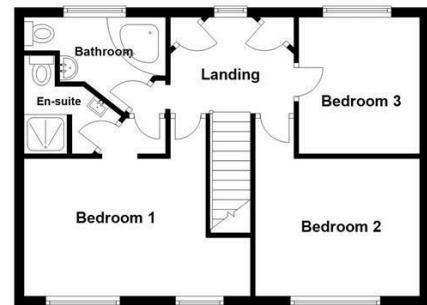
East Riding of Yorkshire Council - Council Tax Band D.



Ground Floor



First Floor



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			74
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.