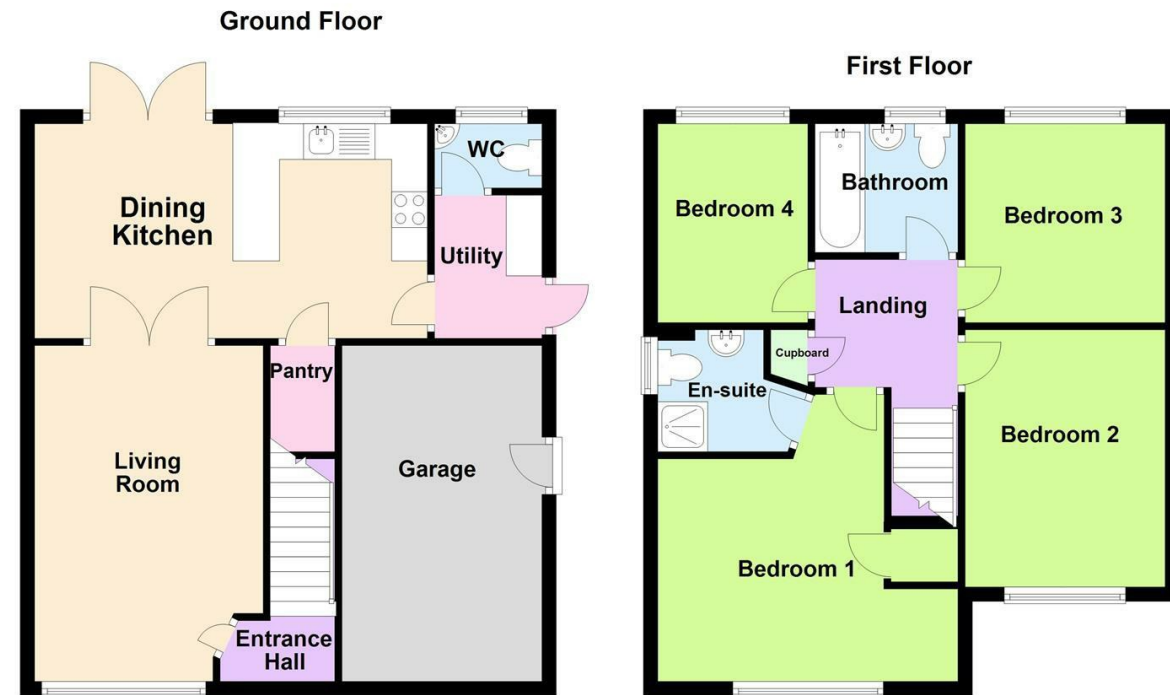




58, Windmill Meadows,
Wilberfoss, YO41 5RQ
£367,500



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

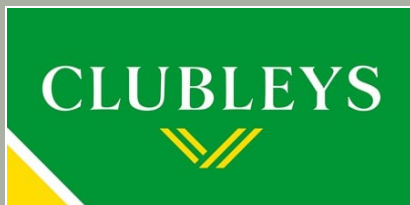
FREE VALUATIONS FOR SALE

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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www.clubleys.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 are pleased to offer to the market this WELL PRESENTED detached home situated within a private cul de sac at the end of Windmill Meadows.

The property briefly comprises of entrance hall, sitting room, dining kitchen with door leading to the rear garden, utility room, WC and garage. To the first floor lies four bedrooms, the master having an en suite shower room, and a family bathroom. The property benefits from beautiful views to the rear aspects of the property over the Yorkshire Wolds.

Externally, the property offers off street parking to the front for 3 cars with access to the garage. The rear garden comprises of a lawned garden, with two paved seating areas and a summer house.

Built by Persimmon in 2017. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band D.



www.clubleys.com



ENTRANCE HALL

Entered via front entrance door, having wood effect laminate flooring and stairs to first floor accommodation.

LOUNGE

3.35m x 4.79m (10'11" x 15'8")
Double glazed window to front elevation, wood effect laminate flooring and radiator.

DINING KITCHEN

3.11m x 5.62m (10'2" x 18'5")
Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, electric gas hob with extractor hood over, plumbing for dishwasher, space for fridge and freezer, walk in under stairs pantry, wood effect laminate flooring, double doors leading to garden and double glazed window to the rear elevation.

UTILITY

1.57m x 2.16m (5'1" x 7'1")
Having plumbing for washing machine, space for tumble dryer, combi logic boiler, wood effect laminate flooring and side personal door.

CLOAKROOM

0.82m x 1.60m (2'8" x 5'2")
Fitted suite comprising WC, hand basin, wood effect laminate flooring and radiator.

LANDING

Airing cupboard with shelving and access to part boarded loft.

MASTER BEDROOM

3.12m x 4.37m max (10'2" x 14'4" max)
Having double glazed window to the front elevation, radiator and storage cupboard with hanging rail.

EN-SUITE SHOWER ROOM

1.83m x 1.49m (6'0" x 4'10")
Fitted suite comprising shower cubicle, WC, hand basin, extractor fan, vinyl flooring and opaque double glazed window to side elevation.

BEDROOM TWO

2.83m x 3.68m (9'3" x 12'0")
Double glazed window to front elevation and radiator.

BEDROOM THREE

2.93m x 2.84m (9'7" x 9'3")
Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

2.19m x 2.95m (7'2" x 9'8")
Double glazed window to the rear elevation open aspect and radiator.

BATHROOM

2.08m x 1.94m (6'9" x 6'4")
Fitted suite comprising panelled bath, low flush WC, wash hand basin, vinyl flooring, extractor, radiator and double glazed window to the rear elevation.

INTEGRAL GARAGE

2.63m x 4.93m (8'7" x 16'2")
Having up and over door, side personal door, with power and light.

OUTSIDE

To the front the property offers off street parking front for 3 cars with access to the garage. The rear gardens comprises a lawned garden, with two paved seating areas, summer house and open views to the rear.

ADDITIONAL INFORMATION

There is a maintenance charge associated with the property.

APPLIANCES

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

SERVICES

Mains gas, water, electricity and drainage. Full fibre broadband and telephone connection subject to renewal by Openreach.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band D.

