



Nestled in this popular village of Wilberfoss. We offer to the open market this pretty character cottage, offering lounge, dining kitchen with log burner, on the first floor lies two bedrooms and bathroom. There are gardens to the front and rear.

Other features are gas heating system and double glazing.

Ideal starter home, investment of holiday cottage/bolt hole.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: B

SITTING ROOM

4.45m x 3.33m (14'7" x 10'11")

Leading in from a UPVC entrance door, feature brick fireplace, coving, laminate flooring, double glazed window to the front elevation and double radiator.

DINING AREA

2.71m x 4.21m (8'10" x 13'9")

Log burner in feature hearth and stairs to first floor accommodation.

KITCHEN

2.72m x 4.21m (8'11" x 13'9")

Fitted kitchen with a range of wall and base units, circular sink unit, space for cooker, double radiator, space for fridge/freezer, plumbing for a washing machine, dishwasher, double glazed window to the rear elevation, spot lights, radiator and external rear door.

LANDING

Access to loft and laminate flooring.

BEDROOM ONE

3.65m x 2.70m (11'11" x 8'10")

Double glazed window to the rear elevation, laminate flooring, radiator, feature original fireplace and fitted cupboard housing gas central heating boiler.

BEDROOM TWO

3.33m x 2.37m (10'11" x 7'9")

Double glazed window to the front elevation, laminate flooring and radiator.

BATHROOM

2.48m x 1.98m (8'1" x 6'5")

Corner bath with mixer tap and over head shower, pedestal wash hand basin, laminate flooring, radiator and frosted double glazed window to the front elevation.

OUTSIDE

Crushed slate, mature hedge border and pathway leading to the front door.

Fenced rear garden, garden shed, outside tap, mainly laid to lawn with decking area.

ADDITIONAL INFORMATION

SERVICES

Mains electric, water, gas and drainage. Telephone connection subject to renewal with British Telecom.

APPLIANCES

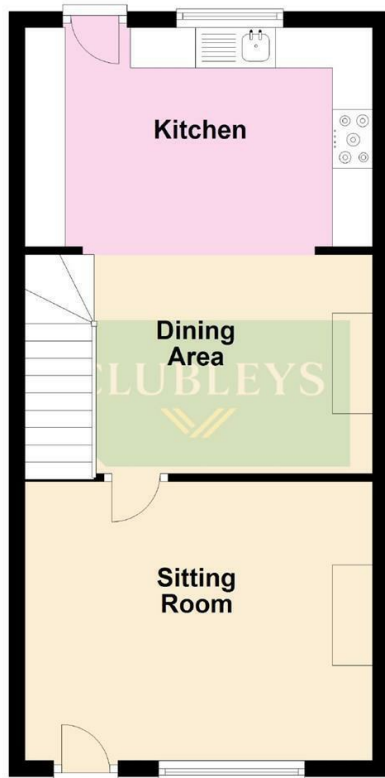
None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

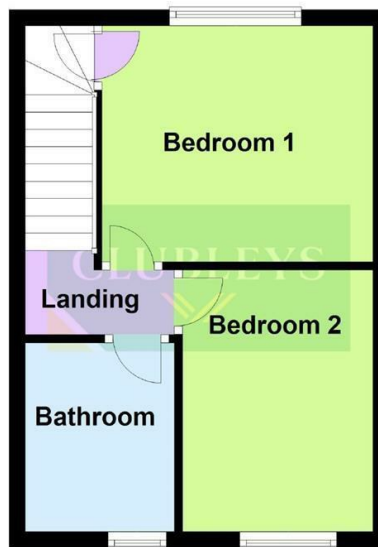
East Riding of Yorkshire Council - Council Tax Band B.



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

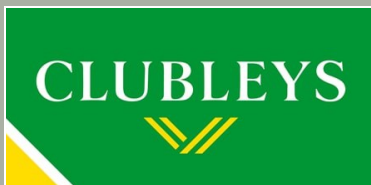
FREE VALUATIONS FOR SALE

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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.