Ground Floor

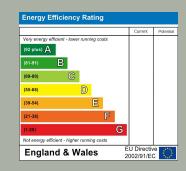


FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuatic
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.



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contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspecti their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the propert

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.



12, St. Oswalds Close, Wilberfoss, YO41 5LT Offers Over £200,000



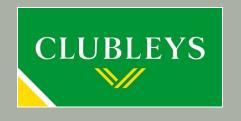
CUL-DE-SAC LOCATION ** Situated in this well regarded village of Wilberfoss, this two bedroomed semi detached bungalow is offered to the open market with the convenience of no forward chain. The bungalow is ripe for scope and extension subject to the necessary planning permission being obtained. Accommodation comprises fitted kitchen, lounge/dining room two bedrooms and bathroom. Front and rear enclosed rear

garden, garage and driveway.

Viewing is strictly by appointment via the selling agents.

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





Tenure: Freehold
East Riding Of Yorkshire County
Council
Band: B

clubleys.com

KITCHEN

3.63m x 2.45m (11'10" x 8'0")

Matching arrangement of floor and wall cupboards, working surfaces, stainless steel sink unit, space for cooker, space for fridge, plumbing for washing machine, "Vessmann" wall mounted gas boiler, side personal door, double glazed window to the front and side elevation.

LOUNGE/DINING ROOM

2.80m x 5.21m (9'2" x 17'1")

Bay double glazed window to the front elevation, open fire with brick surround, beams, four wall light points and double radiator.

INNER HALLWAY

0.85m x 1.65m (2'9" x 5'4") Cupboard off.

BEDROOM ONE

2.82m x 3.65m (9'3" x 11'11")

Double glazed window to the rear elevation and radiator.

BEDROOM TWO

2.45m x 2.75m (8'0" x 9'0")

Double glazed window to the rear elevation and radiator.

BATHROOM

2.42m x 1.52m (7'11" x 4'11")

Coloured suite comprising panelled bath, WC, hand basin, part tiled walls, access to loft, radiator, fitted cupboard with mirror, extractor fan and opaque double glazed window to the side elevation.

OUTSIDE

To the front of the property is a lawned garden, farm style gate leading to the driveway providing parking.

DETACHED GARAGE

2.25m x 5.22m (7'4" x 17'1")

Having up and over door, outside cold water tap and power and light is connected.

ADDITIONAL INFORMATION;

SERVICES

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

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band



