



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



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.



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		
(81-91)	B		
(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.

****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



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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 B.

