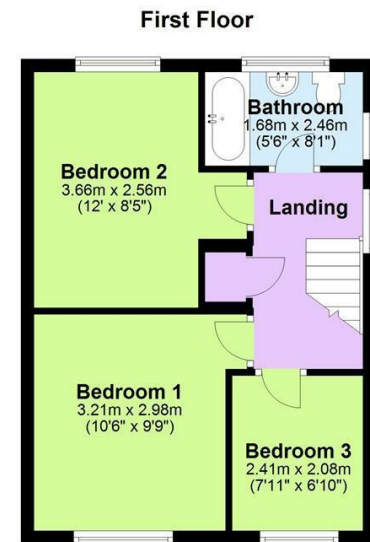




34, Moorfield Drive,  
Wilberfoss, YO41 5PZ  
£255,000



**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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.

A well maintained detached house situated in a quiet cul-de-sac location. Ideal purchase for a variety of buyers. Featuring entrance lobby, sitting room with gas fire, fitted dining kitchen, off the dining kitchen is the useful conservatory which overlooks the rear west facing garden. Upstairs there are three bedrooms and house bathroom. The property has gas radiator heating and double glazed windows and benefits from a long driveway which leads to the detached garage.

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



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**ENTRANCE LOBBY**

Entered via UPVC front entrance door, having stairs to first floor accommodation and radiator.

**LOUNGE**

4.22m x 3.85m (13'10" x 12'7" )

Shallow bay double glazed window to the front elevation, gas fire in feature surround, coving to ceiling and radiator.

Double doors;

**DINING KITCHEN**

3.15m x 5.12m (10'4" x 16'9" )

Matching arrangement of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, space for cooker, plumbing for washing machine, cupboard housing Worcester gas boiler, tiled flooring, radiator and double glazed window to the rear elevation.

**CONSERVATORY**

Brick and UPVC construction, ceiling light fan, radiator and double doors to the rear elevation.

**LANDING**

1.79m x 2.82m (5'10" x 9'3" )

Airing cupboard housing pre-lagged hot water cylinder with immersion heater, access to loft and double glazed window to the side elevation.

**BEDROOM ONE**

3.30m x 2.96m excluding door area (10'9" x 9'8" excluding door area)

Double glazed window to the front elevation, coving to ceiling, fitted wardrobes and radiator.

**BEDROOM TWO**

2.58m x 3.68m excluding door area (8'5" x 12'0" excluding door area)

Double glazed window to the rear elevation, fitted wardrobes and radiator.

**BEDROOM THREE**

2.09m x 2.40m (6'10" x 7'10" )

Fitted cupboard, double glazed window to the front elevation and radiator.

**BATHROOM**

2.43m x 1.68m (7'11" x 5'6" )

Fitted suite comprising bath with side screen and shower over, low flush WC, vanity hand basin, fully tiled, radiator, opaque double glazed window to the

rear elevation and double glazed window to the side elevation.

**OUTSIDE**

Paved driveway to the front elevation providing ample of parking. Fenced rear garden laid to lawn.

**GARAGE**

Detached garage with up and over door.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band C.

