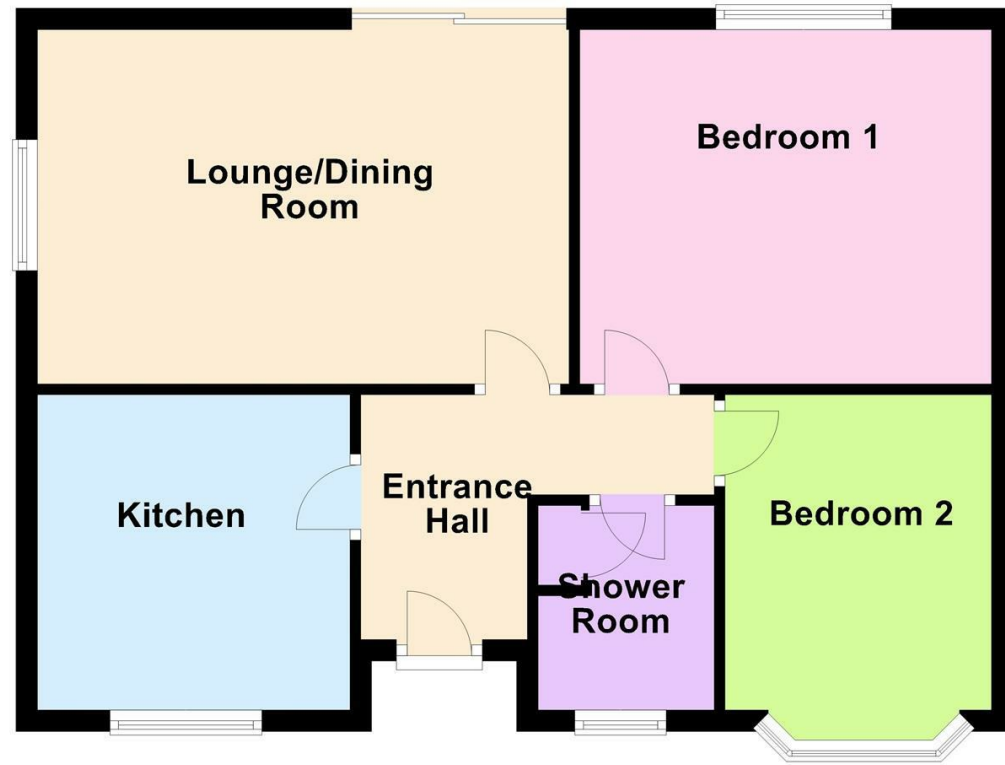




22, Moorfield Drive,  
Wilberfoss, YO41 5PZ  
£236,000

### Ground 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 (Holmeield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeieldsolutions.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. Holmeield 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			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.

Refurbished and well maintained two bedroom detached bungalow enjoying south facing walled gardens and garaging.

Entered via a front UPVc front entrance door, leading to the fitted kitchen with built in fridge/freezer and dishwasher, lovely light lounge/dining room with electric stove, sliding French doors enjoying garden views, two bedrooms and well equipped shower room.

Low maintenance gardens to the front and rear, access to the side with detached garage and parking.

Other features to note are double glazing to windows and electric heating.

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



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**ENTRANCE HALL**

3.07m x 0.94m (10'0" x 3'1")

Entered via a UPVC front entrance door, access to the loft, night storage heater and coving to ceiling.

**FITTED KITCHEN**

2.64m x 2.46m (8'7" x 8'0")

Fitted wall and base units with working surfaces, plumbing for washing machine, electric cooker with extractor hood over, double glazed window to the front elevation, part tiled, one and half stainless steel sink and drainer unit, built in slimline dishwasher and integrated fridge and freezer.

**LOUNGE/DINING ROOM**

4.95m x 3.30m (16'2" x 10'9" )

A lovely light room having a double glazed window to the side elevation, patio door leading to the garden, slimline electric heater and electric fire in feature surround.

**BEDROOM ONE**

3.83m x 2.99m (12'6" x 9'9" )

Double glazed window to the rear elevation, coving to ceiling and slimline electric heater.

**BEDROOM TWO**

2.33m x 2.96m (7'7" x 9'8" )

Double glazed shallow bay window to the front elevation and slimline electric heater.

**SHOWER ROOM**

1.97m x 1.64m (6'5" x 5'4" )

Fitted suite comprising vanity wash hand basin, shower cubicle, low level WC, electric towel rail, opaque double glazed window to the front elevation, coving to ceiling and airing cupboard housing the hot water cylinder.

**OUTSIDE**

There is a beautiful landscaped walled garden incorporating crazy paving, timber arbor with shelter over, with shaped gravel borders and enclosed with brick wall boundaries.

Outside there is off road parking to the front and rear of the property; accessed via iron gates leading up to a detached single garage. T

**DETACHED GARAGE**

2.65m x 5.89m (8'8" x 19'3")

Up and over door, power and light and side personal

door.

Parking to the front of the garage.

**ADDITIONAL INFORMATION****SERVICES**

Water, Electricity and Drainage. Telephone connection subject to renewal by 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 C.

