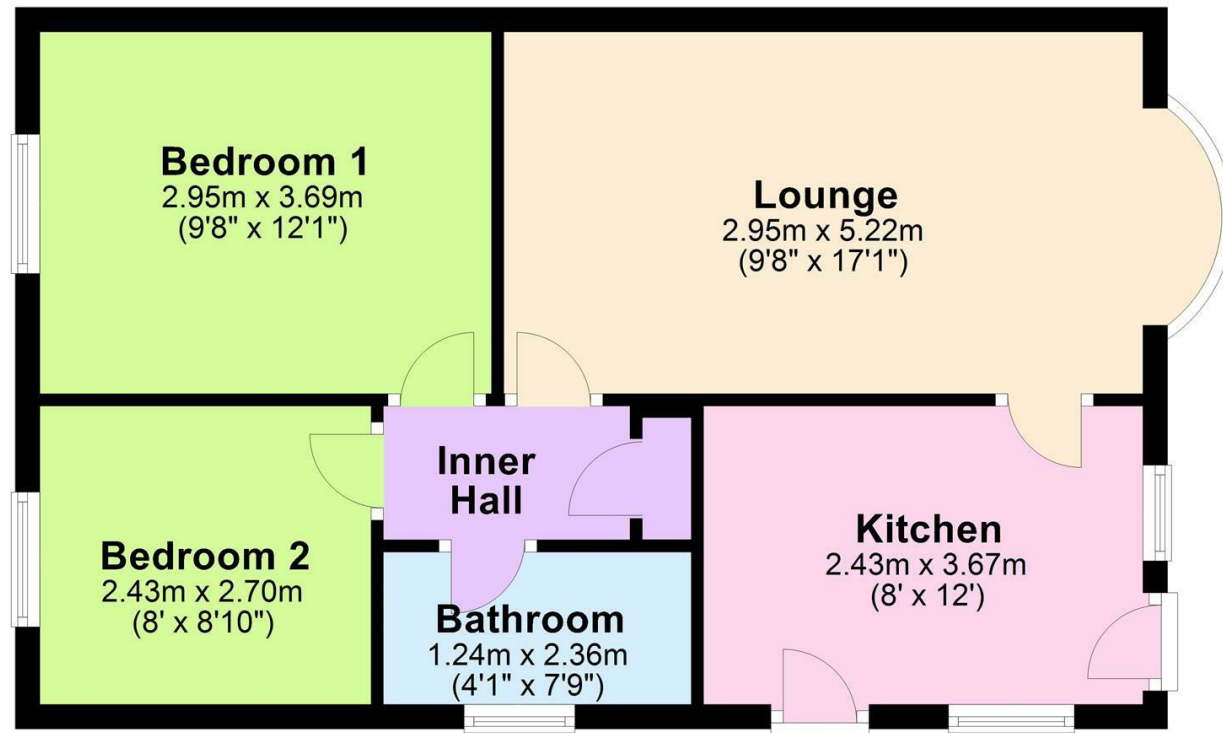


Ground Floor



1, St. Oswalds Close,
Wilberfoss, YO41 5LT
£230,000



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		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(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.

Standing on a GOOD SIZED PLOT, this splendid semi detached bungalow merits your earliest attention. This well presented bungalow offers fitted kitchen with a matching arrangement of floor and wall cupboards with breakfast bar, lounge/dining room, two bedrooms and bathroom. Enclosed garden, predominantly laid to lawn, decked area perfect for outdoor seating. Fencing and hedging along the boundaries ensure privacy, while a gateway provides convenient access to the garage. There is a purpose built and fully insulated home office which can be used for a variety of purposes. Suitable purchase for a variety of buyers. There is a scope to extend subject to the necessary planning permissions being obtained. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



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FITTED KITCHEN

3.67m x 2.43m (12'0" x 7'11")

Fitted with matching arrangement of floor and wall cupboards with working preparation, breakfast bar, plumbing for dishwasher and washing machine, built in electric oven and hob, laminate flooring, double glazed window to the front and side elevation and front entrance door and side external door.

LOUNGE

2.96m x 5.20m (9'8" x 17'0")

Having a shallow double glazed window to the front elevation, laminate flooring, double radiator and coving to ceiling.

INNER LOBBY

Cupboard housing Vaillant combination gas boiler and hive control system.

BEDROOM ONE

2.96m x 3.65m (9'8" x 11'11")

Having a double glazed window to the rear elevation and radiator.

BEDROOM TWO

2.43m x 2.70m (7'11" x 8'10")

Having a double glazed window to the rear elevation and radiator.

BATHROOM

2.36m x 1.42m (7'8" x 4'7")

Fitted suite comprising bath with mixer tap and shower over, low level WC, pedestal wash hand basin, chrome radiator, opaque double glazed window to the side elevation and access to the loft.

OUTSIDE

Gravelled area to the front door, with parking to the front, Garden gate which opens to the side of the property. To the rear of the property is an enclosed garden, mainly laid to lawn with perennial borders plus mature apple tree with outside tap, decking, fencing & hedging to the boundaries, and a further gate which provides access to the driveway and garage.

In the garden there is a purpose built and fully insulated home office which is versatile and could be used for a number of different purposes.

GARAGE

2.27m x 5.22m (7'5" x 17'1")

Having an up and over garage 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 BAND

East Riding of Yorkshire Council - Council Tax Band B.

