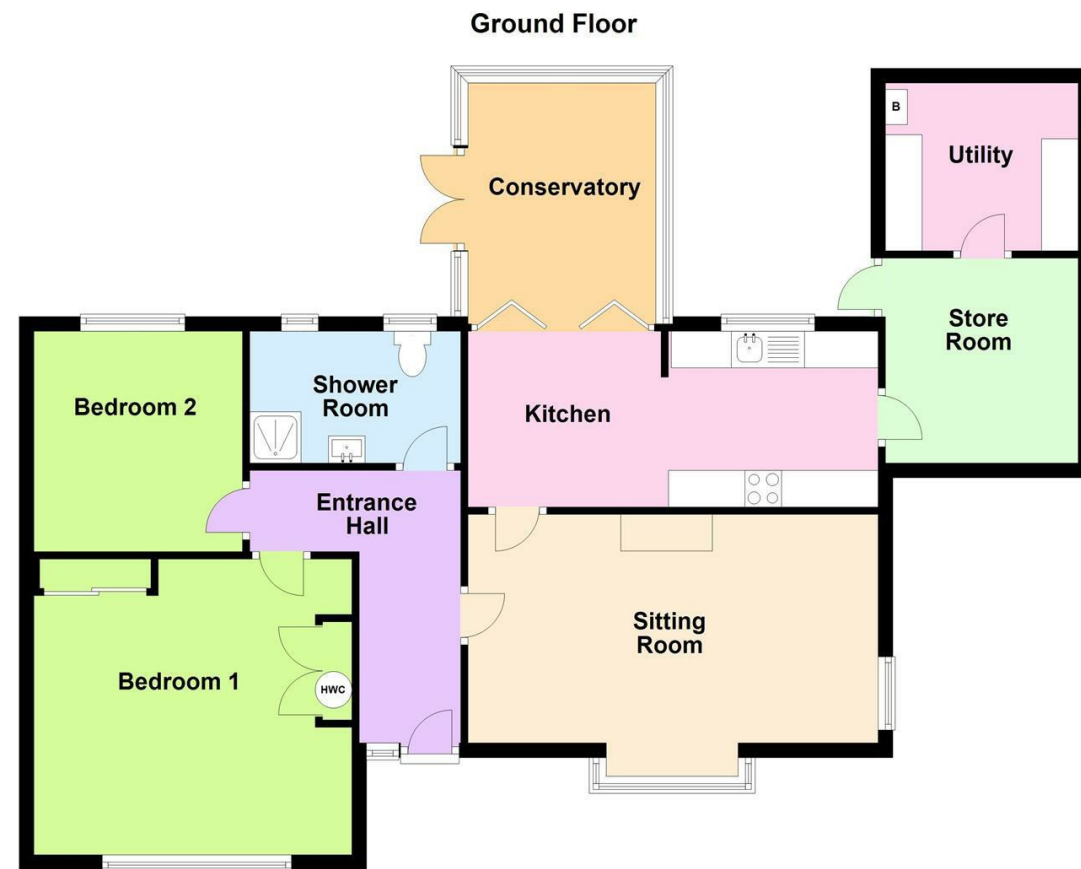




Chequers, Main Street,
Melbourne, YO42 4RE
£300,000



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	55	76
(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.

Chequers is a two bedroom detached bungalow situated on a spacious corner plot in the sought after village of Melbourne.

The property features master bedroom with fitted wardrobes, further bedroom and shower room. A cosy sitting room with log burner, well-equipped kitchen with bi-folding doors opening into a bright conservatory, offering additional living space. There is also a utility room and a store room, providing extra storage and convenience.

Externally, the property boasts gardens to the front and rear, gravelled driveway to the front of the property providing off road parking.

Offered to the market with no chain and viewing is strictly by appointment via the selling agents.

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



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ENTRANCE HALL

1.69m x 4.15 max (5'6" x 13'7" max)

Entered via front entrance door, having oak effect laminate wood flooring, opaque double glazed window to the front elevation and radiator.

SITTING ROOM

5.60m x 3.12m (18'4" x 10'2")

Log burner in feature surround, bay double glazed window to the front elevation, laminate flooring and further double glazed window to the side elevation.

KITCHEN

5.60m x 2.40m (18'4" x 7'10")

Fitted with matching arrangement of floor and wall units, working surfaces, Leisure Cookmaster oven, extractor fan over, sink unit, radiator, recess lighting, double glazed window to the rear elevation, bi-folding doors opening to;

CONSERVATORY

3.29m x 2.56m (10'9" x 8'4")

Brick and UPVC construction with double doors to the side elevation.

STORE ROOM

2.63m x 2.89m (8'7" x 9'5")

Personal door to the side elevation. There is an up and over garage door that has been boarded up which could be reopen.

UTILITY

2.47m x 2.40m (8'1" x 7'10")

Fitted with wall and base units, work surfaces, stainless steel sink unit and Worcester oil boiler.

BEDROOM ONE

4.31m x 4.05m (14'1" x 13'3")

Double glazed window to the front elevation, fitted sliding wardrobes to one wall and cupboard housing hot water cylinder.

BEDROOM TWO

2.84m x 3.01m (9'3" x 9'10")

Double glazed window to the rear elevation, recess lighting, radiator and access to the loft.

SHOWER ROOM

1.80m x 2.88m (5'10" x 9'5")

Fitted suite comprising walk in Aqualisa shower, low flush WC, wash hand basin, two chrome ladder style radiators, fitted mirrored cupboard, part tiled walls,

recess lighting and two opaque double glazed windows to the rear elevation.

OUTSIDE

Gravelled driveway providing off street parking to the front of the property. Enclosed rear garden laid to lawn, patio seating area, garden shed, and access on either side.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Oil, electricity and drainage. Telephone connection subject to renewal by British Telecom.

