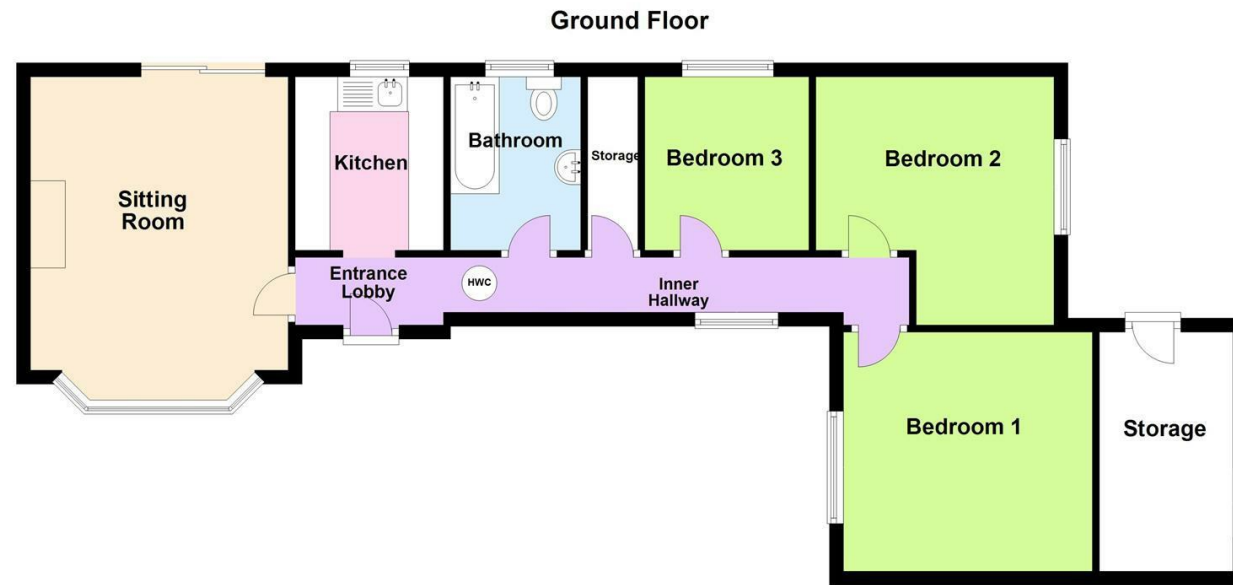




Cross Cottage, North End,
Seaton Ross, YO42 4LU
£230,000



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

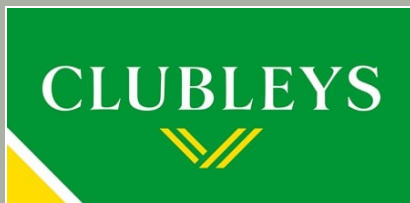
FREE VALUATIONS FOR SALE

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.



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			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.

****OFFERED WITH NO CHAIN**** Situated in this highly regarded semi-rural village of Seaton Ross. We offer to the open market this individual single storey cottage, in brief the accommodation comprises entrance hall, sitting room with open fire, fitted kitchen with built in fridge/freezer, cooker and hob, three bedrooms and family bathroom.

Parking to the front and enclosed gardens.

Ideal purchase for a variety of buyers and offered with the advantage of no forward chain.

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



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ENTRANCE HALL

2.09m x 1.10m (6'10" x 3'7")

Entered via a UPVC front entrance door, laminate flooring and ceiling coving.

FITTED KITCHEN

2.13m x 2.47m (6'11" x 8'1")

Fitted with floor and wall cupboards with working preparation, built in fridge/freezer, Indesit double oven, induction hob with extractor fan, one and a half stainless steel sink unit, plumbing for washing machine, tiled flooring and double glazed window to the rear elevation.

SITTING ROOM

3.70m x 4.21m (12'1" x 13'9")

Open fire set in Adam style surround, decorative ceiling coving, double radiator, sliding doors to the rear elevation and bay double glazed window to the front elevation.

INNER HALLWAY

5.52m x 0.96m (18'1" x 3'1")

Airing cupboard housing hot water cylinder, ceiling coving, laminate flooring, radiator, access to loft and double glazed window to front elevation.

BEDROOM ONE

3.43m x 3.36m (11'3" x 11'0")

Radiator and double glazed window to the front elevation.

BEDROOM TWO

3.46m x 3.44m (11'4" x 11'3")

Having ceiling coving, radiator and double glazed window to the side elevation.

BEDROOM THREE

2.64m x 2.37m (8'7" x 7'9")

Ceiling coving, radiator and double glazed window to rear elevation.

BATHROOM

1.87m x 2.34m (6'1" x 7'8")

Fitted suite comprising P shaped bath with mixer tap and shower over with side screen, low level WC, pedestal hand basin, extractor fan, fully tiled walls and floor, recessed lighting, ceiling coving, double radiator and opaque double glazed window to the front elevation.

OUTSIDE

Driveway with parking for several cars, lawned garden with oil tank and courtyard to rear.

STORAGE/UTILITY

1.94m x 3.50m (6'4" x 11'5")

Ideal store room, power and light is connected and oil central heating boiler.

ADDITIONAL INFORMATION**SERVICES**

Mains water, 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 BAND

East Riding of Yorkshire Council - Council Tax Band C.

