



1 St George's Cottage,
Everingham, YO42 4JA
£350,000



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

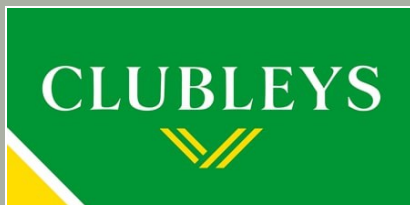
FREE VALUATIONS FOR SALE

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			
(81-91) B			
(69-80) C			
(55-68) D		58	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.

Situated in the unspoilt pretty semi-rural village of Everingham in between Pocklington and Market Weighton. This extended semi-detached house merits your earliest attention. It features a welcoming entrance hall with excellent storage, a lovely cosy lounge with a log burner and an impressive extended kitchen with an open-plan dining room and family area that overlooks the rear garden. To the first floor landing are three double bedrooms, house bathroom and separate shower room. To the rear of the property is a lawned garden with fencing to the boundaries, flower beds to the borders and a decked seating area. Parking to the front.

We urge you to view this extended family home.

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



www.clubleys.com



ENTRANCE HALL

1.78m x 4.31m (5'10" x 14'1")

Entered via composite front entrance door, laminate flooring, pull out cupboards under the stairs, stairs to the first floor accommodation and double glazed window to the side elevation.

LOUNGE

4.03m x 4.76m measured into bay (13'2" x 15'7" measured into bay)

A lovely cosy room having Log burner with oak mantle, fitted corner cupboards, three wall light points, radiator and bay double glazed window to the front elevation.

FITTED KITCHEN

6.02m x 3.17m (19'9" x 10'4")

Impressive fitted with matching arrangement of floor and wall cupboards with quartz working surfaces, ceramic sink unit, fitted electric Range, space for American fridge/freezer, built in dishwasher, wall mounted oil central heating boiler in concealed cupboard, laminate flooring, recess lighting, radiator and double glazed window to the side elevation. Opening to;

DINING/FAMILY ROOM

5.64m x 2.92m (18'6" x 9'6")

An excellent space, having designer radiator, two wall light points, laminate flooring, Velux window and two double doors leading to the rear garden.

LANDING

2.12m x 2.47m extending to 4.26m (6'11" x 8'1" extending to 13'11")

Access to boarded loft with loft ladder.

BEDROOM ONE

3.71m x 3.45m excluding door area (12'2" x 11'3" excluding door area)

Fitted wardrobes, ceiling light fan, radiator and double glazed window to the front elevation.

BEDROOM TWO

3.82m x 3.17m (12'6" x 10'4")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

2.90m x 2.83m (9'6" x 9'3")

Double glazed window to the rear elevation and radiator.

SHOWER ROOM

0.96m x 2.29m (3'1" x 7'6")

Fitted suite comprising shower cubicle, vanity hand basin, low flush WC and radiator.

FAMILY BATHROOM

2.63m x 2.45m (8'7" x 8'0")

Spacious family bathroom with contemporary fitted suite comprising bath, vanity hand basin, low flush WC, fitted cupboard, chrome radiator, part tiled walls, laminate flooring and opaque double glazed window to the front elevation.

OUTSIDE

Gravelled driveway with turning area and hedge border.

To the rear of the property is a fully enclosed garden, established borders, oil tank, log store, outside tap, external socket, raised decking and Wendy house.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains water, oil, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band C.

