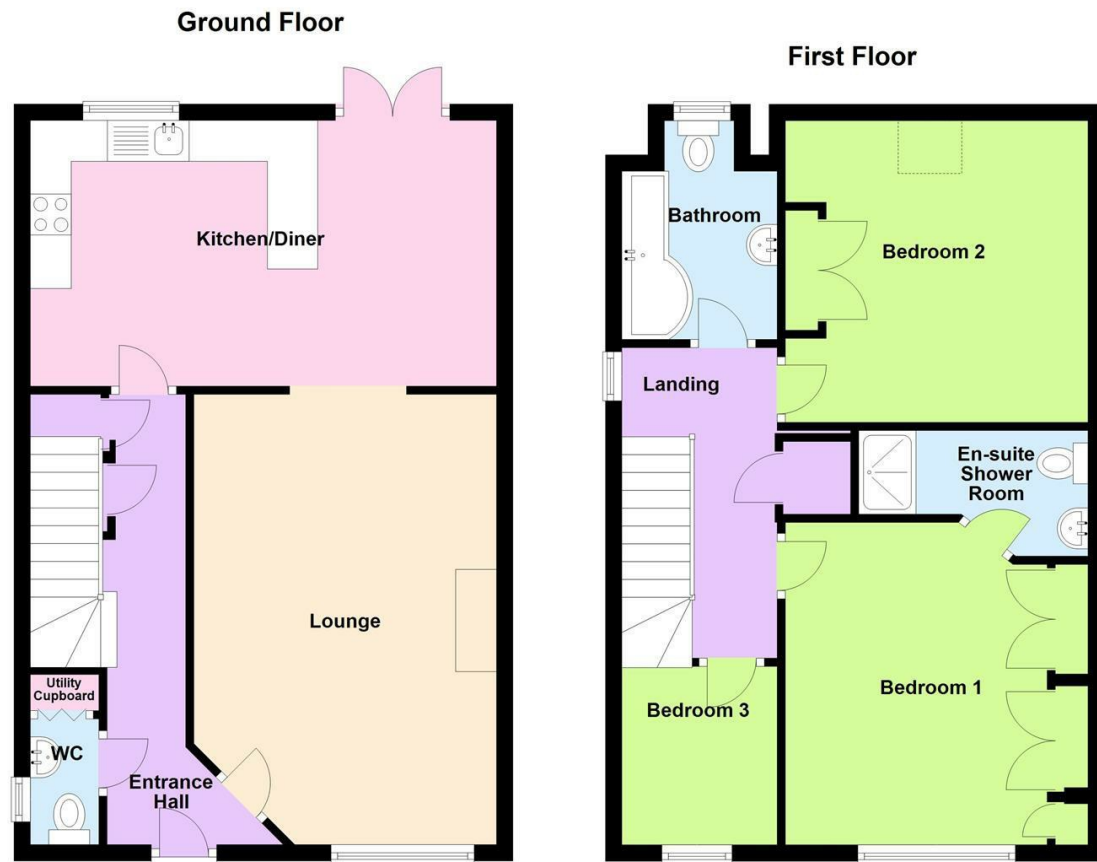


4, The Orchard,
Wilberfoss, YO41 5LP
£325,000



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		75	87
(55-68) D			
(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.

Beautifully presented detached three bedroom home situated upon this individual development built by Daniel Gath. The property boasts a spacious open plan living to the ground floor, to include sitting room and kitchen diner opening to a private rear garden. Features include entrance hall, cloakroom/WC. To the first floor the master bedroom boasts fitted bedroom furniture leading to the en-suite shower room, two further bedrooms and house bathroom. There is a gravelled driveway leading to a single garage, to the rear is a fully enclosed, walled and fenced rear garden which is mainly laid to lawn featuring a patio seating area and well stocked flower beds.

Tenure: FREEHOLD. East Riding of Yorkshire Council Band: D



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ENTRANCE HALL

Entered via a composite entrance door, radiator, stairs to the first floor accommodation, under stairs cupboard and laminate flooring.

CLOAKROOM WC/UTILITY

1.77m x 0.85m (5'9" x 2'9")

Fitted suite comprising low flush WC, wash hand basin, sealed window to the side elevation, folding doors with plumbing for automatic washing machine and vent for tumble dryer.

SITTING ROOM

3.75m x 5.50m (12'3" x 18'0")

Sealed unit window to the front elevation, electric log burner style fire in feature surround, two radiators, herringbone laminate flooring, opening to:

DINING KITCHEN

5.71m x 3.25m (18'8" x 10'7")

Fitted with Wall and base units and breakfast bar, granite work surfaces, ceramic sink and drainer with mixer tap over, integrated dishwasher, fitted oven with ceramic hob over, sealed unit window to the rear elevation, French doors leading to the rear garden, ceiling spot lights, laminate wood effect flooring. Wood panelling to one wall with hidden storage cupboard.

FIRST FLOOR LANDING

Window to the side elevation and access to the loft access.

MASTER BEDROOM

3.96m x 2.72m (12'11" x 8'11")

Sealed unit window to the front elevation, radiator and fitted wardrobes, laminate flooring.

EN-SUITE SHOWER ROOM

1.28m x 2.48m (4'2" x 8'1")

Fitted suite comprising shower cubicle, wash hand basin, low level WC, part tiled walls, tiled floor, extractor fan and chrome radiator

BEDROOM 2

2.96m x 2.56m (9'8" x 8'4")

Fitted wardrobes, Velux window to the rear and radiator.

BEDROOM 3

2.91m x 2.26m (9'6" x 7'4")

Sealed unit window to the front elevation and radiator.

FAMILY BATHROOM

2.05m x 1.72m (6'8" x 5'7")

Fitted suite comprising low level WC, wash hand basin, P shaped bath with glass side screen and a waterfall shower head, heated towel rail, sealed unit opaque window and laminate flooring.

SEMI DETACHED GARAGE

5.54m x 2.86m (18'2" x 9'4")

Having up and over garage door, power and light is connected, fitted cupboards, side personal door and eaves storage.

OUTSIDE

The rear garden is fully enclosed with patio seating area, gated access to either side and gravel paths lead to the front elevation. Ample off street parking located to the front of the property.

ADDITIONAL INFORMATION**SERVICES**

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

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

COUNCIL TAX BAND

East Riding of Yorkshire Council Band: D

