

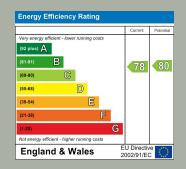


FREE VALUATIONS FOR SALE

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.



52 Market Place, Pocklington, York, YO42 2AH 01759 304040



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.



50, The Paddock, Wilberfoss, YO41 5LZ £425,000







ZOOPLO



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ENTRANCE HALL

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

CLOAKROOM/WC

1.99m x 0.97m (6'6" x 3'2")

Fitted with low flush WC, hand basin, radiator and opaque double glazed window to the front elevation.

SITTING ROOM

4.42m x 3.72m (14'6" x 12'2")

Double glazed bay window to the front elevation, living flame effect gas fire set in feature surround, two wall light points and ceiling coving.

DINING ROOM

3.68m x 2.54m (12'0" x 8'3")

Ceiling coving, double radiator and double doors to conservatory.

CONSERVATORY

6.30m x 2.32m extending to 3.51m (20'8" x 7'7" extending to 11'6")

A wonderful sized conservatory with ample space having a Upvc and brick construction, tiled flooring, two wall light points and recessed lighting.

FITTED KITCHEN

4.14m x 2.88m (13'6" x 9'5")

A well equipped fitted kitchen comprising wall and floor cupboards with granite worktops, integrated fridge, freezer, microwave and dishwasher, electric Belling Rangemaster with extractor over, radiator and tiled flooring.

UTILITY ROOM

1.97m x 1.65m (6'5" x 5'4")

Stainless steel sink unit with mixer taps, plumbing and space for washing machine, tiled flooring, wall mounted Worcester gas central heating boiler and side entrance door.

LANDING

2.95m x 2.71m extending to 3.90m (9'8" x 8'10" extending to 12'9")

Access to loft, airing cupboard housing hot water cylinder, radiator.

MASTER BEDROOM

4.44m x 3.02m (14'6" x 9'10")

Double glazed window front, radiator.

EN-SUITE SHOWER ROOM

2.15m x 1.65m (7'0" x 5'4")

Comprising large shower cubicle, low flush WC, hand basin set in vanity unit, tiled flooring, extractor fan, tiled flooring, radiator, opaque double glazed window to side.

BEDROOM TWO

3.60m x 2.47m (11'9" x 8'1")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

2.75m x 2.35m (9'0" x 7'8")

Double glazed window to the front elevation and radiator.

BEDROOM FOUR

2.98m x 2.10m (9'9" x 6'10")

Double glazed window to the front elevation and radiator.

FAMILY BATHROOM

2.11m x 1.99m (6'11" x 6'6")

Comprising bath with shower over, low flush WC, hand basin set in vanity unit fitted mirror, tiled wall and floor, opaque double glazed window to the rear elevation, extractor fan and radiator.

OUTSIDE

To the front of the property there is a lawned garden with driveway leading to the integral garage. Larger than expected good sized garden, laid to lawn with established borders,

INTEGRAL GARAGE

Having up and over garage door, power and light is connected.

Rear personal door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, 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











