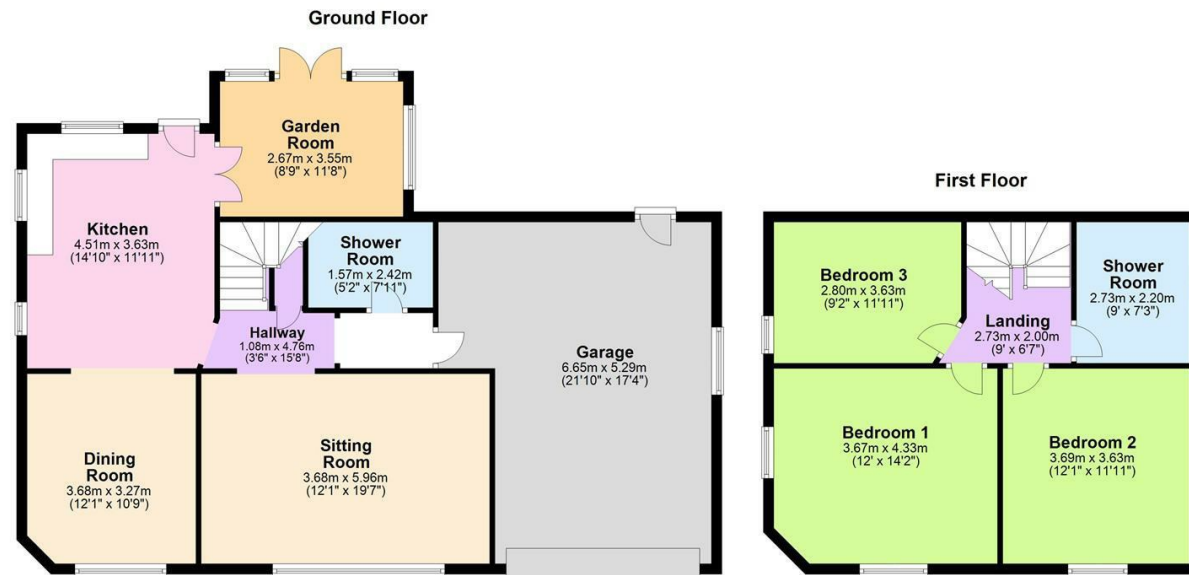




September House, Church Lane,  
Seaton Ross, YO42 4LS  
£375,000



**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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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 TO THE MARKET WITH NO FORWARD CHAIN\*\*** Dating back to the 1800's this idyllic cottage is located within the heart of this semi-rural countryside village. September House has been improved and upgraded over the years and offers a fantastic array of living accommodation. Take a step inside to find a welcoming fitted kitchen, a wonderful garden room offers a space to relax and unwind, separate dining room, cosy lounge with a magnificent inglenook fireplace, downstairs W.C/shower room/utility is a useful space especially if you've been doing outdoor activities. The first floor landing provides access to three bedrooms and well equipped shower room.

Attached garage /workshop, parking, attractive garden with raised planters and summer house/work room.

Properties of this type seldom come onto the market we urge you to view.

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



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**FITTED KITCHEN**

4.51m x 3.62m (14'9" x 11'10" )

A wonderful kitchen, fitted handmade kitchen with a range of base and wall units, complemented with granite work surfaces, belfast sink, dishwasher, American style fridge freezer, free standing island, full height pantry cupboard, Range style cooker with integral extractor unit over, floor standing boiler, dual aspect double glazed windows, quarry tiled flooring, feature beams, designer radiator and rear entrance door.

**GARDEN ROOM**

3.54m x 2.65m (11'7" x 8'8")

Engineered oak flooring, french doors with double glazed windows to either side, double glazed window to side and designer radiator.

**DINING ROOM**

3.68m x 3.27m (12'0" x 10'8")

Double glazed window to front, designer radiator and engineered oak flooring.

**SITTING ROOM**

5.97m x 3.68m into recess 4.55m (19'7" x 12'0" into recess 14'11" )

Double glazed window to front, engineered oak flooring, two designer radiators, two wall light points, brick inglenook fireplace with Log burner and stone hearth.

**INNER HALL**

4.76m x 1.01m (15'7" x 3'3")

Designer radiator and understairs cupboard with light.

**DOWNSTAIRS W.C./SHOWER ROOM/UTILITY**

2.42m x 1.58m (7'11" x 5'2")

Well equipped modern suite comprising sink unit set in vanity unit, low flush WC, walk in shower, under floor heating, space for washing machine and tumble dryer, dual fuel towel radiator and extractor fan.

**LANDING**

2.78m x 1.98m (9'1" x 6'5")

Electric Velux windows with rain sensor and recessed lighting.

**BEDROOM ONE**

4.30m x 3.67m (14'1" x 12'0")

Double glazed window to front and side elevation and designer radiator.

**BEDROOM TWO**

3.68m x 3.63m (12'0" x 11'10")

Double glazed window to front elevation, designer radiator, access to loft and two wall light points.

**BEDROOM THREE**

3.64m x 2.83m (11'11" x 9'3")

Double glazed window to side, designer radiator, feature beams and recessed ceiling lights.

**SHOWER ROOM**

2.75m x 2.20m (9'0" x 7'2")

Suite comprising enclosed shower cubicle, hand basin set in vanity unit, WC, dressing table, velux window to rear, chrome radiator, under floor heating and dual fuel radiator.

**OUTSIDE****ATTACHED GARAGE & WORKSHOP**

6.64m x 5.30m max (21'9" x 17'4" max)

Electric roller shutter door, power and light window and rear personnel door.

Full length work bench and storage, multiple power outlets and lights.

**GARDENS**

The property has a wonderful garden with a variety of shrubs and raised planters, patio and seating area.

Work Room/ Home Office. Summer House - 2.92m x 1.72m - with recessed lights and electric.

Oil Tank

Outside Taps to front and rear elevation.

**ADDITIONAL INFORMATION;**

The central heating boiler, radiators, windows all replaced in 2021.

**SERVICES**

Mains water, oil, 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 D.

