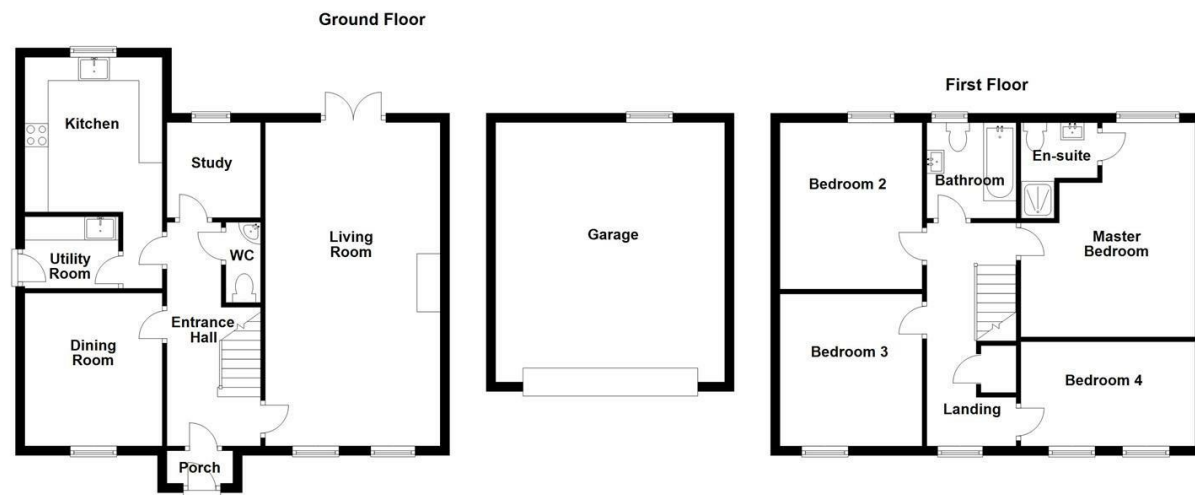




3, Priory Pastures,
Everingham, YO42 4JD
£465,000



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		63	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.

A wonderfully presented detached family home situated in a sought after village setting, with picturesque views of fields at the rear. Upon crossing the threshold, you are greeted by a generously sized entrance hall with stairs leading to the first-floor accommodation. The ground floor features a spacious living room complete with an open fire, providing a cosy atmosphere and double doors that open out to the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. There is also separate dining room, ideal for entertaining and study perfect for working from home or quiet reflection. The kitchen is tastefully fitted with wood countertops and a range of units, offering ample storage and workspace complemented by a useful utility room for additional convenience. Upstairs the first floor boasts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms share a house bathroom providing comfort and space for the whole family. Externally the front and rear garden are both laid to lawn with borders and patio. A detached double garage with gated driveway providing additional parking.



www.clubleys.com



ENTRANCE HALL

4.84m x 2.04m (15'10" x 6'8")

Entered via a timber front entrance door, coving to ceiling, radiator, stairs to the first floor accommodation and under stairs cupboard.

CLOAKROOM/WC

0.76m x 1.73m (2'5" x 5'8")

Fitted suite comprising low level WC, corner hand basin and radiator.

SITTING ROOM

3.76m x 6.97m (12'4" x 22'10")

Open fireplace in Adam style surround, two double radiators, coving to ceiling, UPVC double doors to the rear elevation and two sliding sash timber framed sealed unit to the front elevation.

DINING ROOM

2.96m x 3.29m (9'8" x 10'9")

Sliding sash timber sealed unit to the front elevation, radiator and coving to ceiling.

STUDY

2.05m x 1.99m (6'8" x 6'6")

Radiator and timber sealed unit window to the rear elevation.

FITTED KITCHEN

2.95m x 3.39m narrowing to 4.99m (9'8" x 11'1" narrowing to 16'4")

Matching arrangement of floor and wall cupboards, butcher block working surfaces, belfast sink unit, built in Neff oven, induction hob with extractor hood over, integrated dishwasher, built in bins, integrated fridge/freezer, oil boiler in concealed cupboard, laminate flooring, spot lighting and sealed unit to the rear elevation.

UTILITY

2.02m x 1.51m (6'7" x 4'11")

Having stainless steel sink unit, plumbing for washing machine, laminate flooring, radiator and side personal door leading to the rear garden.

LANDING

2.04m x 4.97m (6'8" x 16'3")

Sliding sash sealed unit to the front elevation, radiator, access to the loft and airing cupboard housing hot water cylinder,

MASTER BEDROOM

4.61m x 3.75m (15'1" x 12'3")

Radiator and two twin sealed units to the rear elevation.

EN-SUITE SHOWER ROOM

1.27m x 1.09m (4'1" x 3'6")

Fitted suite comprising shower cubicle, WC, hand basin, extractor fan and chrome radiator.

BEDROOM TWO

2.98m x 3.58m (9'9" x 11'8")

Sliding sash sealed unit to the rear elevation and radiator.

BEDROOM THREE

2.98m x 3.30m (9'9" x 10'9")

Sliding sash sealed unit to the front elevation and radiator.

BEDROOM FOUR

3.79m x 2.28m (12'5" x 7'5")

Dual aspect sliding sash sealed unit to the front elevation and radiator.

FAMILY BATHROOM

1.91m x 2.06m (6'3" x 6'9")

Duralit suite comprising bath with shower over, vanity hand basin, WC, extractor fan, towel style radiator and opaque sealed unit to the rear elevation.

GARAGE

5.82m x 5.55m (19'1" x 18'2")

Attached double garage, with twin up and over door, power and light.

OUTSIDE

To the front of the property is a lawned garden with shaped border, gravelled driveway leading to farm style attached double garage. Rear garden is laid to lawn with established borders, patio seating area and oil tank. South facing garden with open aspect to the rear.

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

East Riding of Yorkshire Council - Council Tax Band E.

