



The Hollies, South Lane,
Bishop Wilton, YO42 1SE
£375,000

• Ulllyotts •
EST. 1891



ABOUT THE PROPERTY

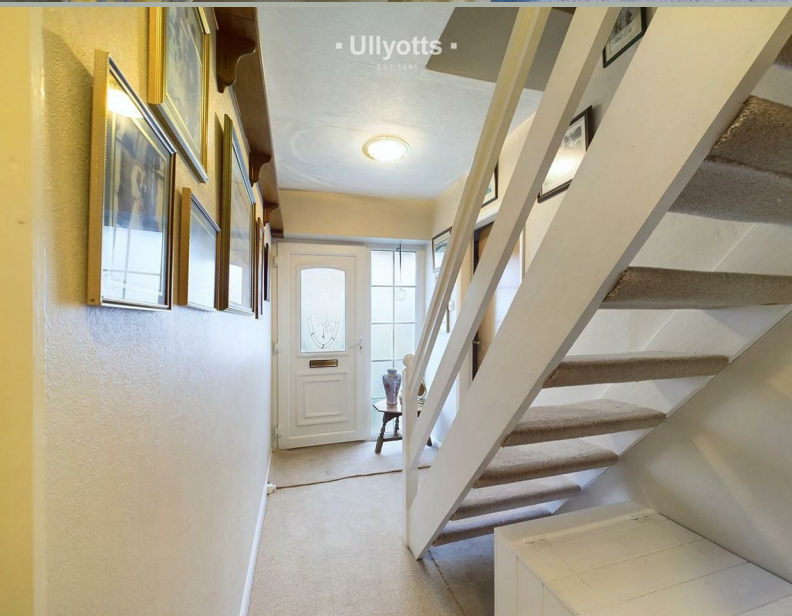
****JOINT SELLING AGENTS WITH ULLYOTTS**** This attractive two/three bedroom detached dormer bungalow offers versatile accommodation, perfect for a range of buyers. The ground floor features a well-proportioned bedroom, a bathroom, spacious lounge with dining area, kitchen and a bright conservatory. The first floor offers a further bedroom and a large amount of storage space which could be used as a dressing area or office.

Beautifully presented front and rear gardens and open views of Garrowby Side add to the serene setting. The property is located in the sought-after village of Bishop Wilton, a picturesque village nestled at the foot of the Yorkshire Wolds, offering a charming rural setting. The village features traditional stone cottages, a historic church, a popular village public house and Bishop Wilton CE VC Primary School which is well-regarded and accommodates children from ages 4-11. Surrounded by rolling countryside, it provides excellent walking routes and scenic views. Despite its peaceful atmosphere, Bishop Wilton is well-connected to nearby towns such as Pocklington and York, making it an ideal location for those seeking a blend of countryside tranquillity and convenience. York and Pocklington are the closest towns / cities to Bishop Wilton and both offer a blend of historical charm and modern amenities. York is a historic city renowned for its rich heritage, including the iconic York Minster, medieval city walls and the Shambles, a narrow street with overhanging timber-framed buildings.

The city offers a vibrant cultural scene, diverse shopping options and numerous restaurants and cafes. Pocklington, a picturesque market town situated at the foot of the Yorkshire Wolds. It features historic buildings, independent shops and attractions such as the Pocklington Arts Centre. The town is known for its community events and serves as a gateway to the scenic landscapes of the Wolds.

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







Tenure: Freehold
East Riding of Yorkshire
Band: C

ENTRANCE HALL

4.46m x 0.87m (14'7" x 2'10")

The main entrance to the property is via a glazed uPVC door with a long Georgian bar opaque window allowing natural light into the entrance hall. Inside the hall benefits from an understairs storage cupboard, stairs to the first-floor landing and doors to all downstairs rooms.

LOUNGE

4.93m x 3.58m (16'2" x 11'8")

The lounge is bright, spacious and features a bay window to the front elevation that offers open views and an arched window to the side. A radiator sits below the bay window for warmth. The room is enhanced with coving, feature wall lighting and the main focal point of the room is the open fireplace with a marble effect hearth and surround. An archway seamlessly connects the lounge and the dining room.

DINING AREA

3.59m x 2.70m (11'9" x 8'10")

A dining area that connects seamlessly between the lounge and the kitchen, with a window to the rear elevation, coving, radiator and a sliding door into the kitchen.

KITCHEN

3.57m x 2.75m (11'8" x 9'0")

With a range of wall base and drawer units with a worktop over and a tiled splashback. Integral appliances include a double oven, electric hob and fitted extractor fan and undercounter space for a fridge. A composite sink and drainer with a mixer tap over sits beneath a window to the rear elevation into the conservatory, a glazed door also allows access to the conservatory.

DINING ROOM/bedroom

3.57 x 2.57m (11'8" x 8'5")

A versatile room that could equally be used as an additional sitting room or second ground floor bedroom. The space benefits from coving, a radiator and French doors onto the rear garden.

CONSERVATORY

4.79m x 2.76m (15'8" x 9'0")

Made from uPVC and brick construction offering beautiful views of the garden with tile effect vinyl flooring, a wall light and uPVC door onto the rear garden.

BEDROOM ONE

3.57m x 3.26 (11'8" x 10'8")

The master bedroom benefits from a bay window to the front elevation and radiator.

BATHROOM

2.61m x 1.58m (8'6" x 5'2")

With a window to the rear elevation, panelled bath with an electric shower over and partially tiled walls, wash hand basin, WC, radiator and display shelving.

FIRST FLOOR ACCOMMODATION

With a storage cupboard and doors to:

BEDROOM TWO

4.08m x 3.27m (13'4" x 10'8")

A spacious second bedroom with a skylight to the front elevation and a radiator.

STORAGE SPACE

4.63m x 2.77m (15'2" x 9'1")

A large storage area with airing cupboards housing the hot water tank. This space could continue to be storage space, however, would make a perfect dressing area or home office.

GARAGE

2.53m x 6.59m (8'3" x 21'7")

A single garage with an up and over door, oil tank and boiler and power and light connected.

WORKSHOP

2.70m x 2.44m (8'10" x 8'0")

A timber workshop sits to the rear of the garage and is split in two parts. The first part was originally a bird aviary and now is used as a utility space.

PARKING

The property benefits from off road parking for multiple vehicles on a paved driveway.

OUTSIDE

The front garden is primarily laid to lawn, bordered by flower beds and shrubs, with a hedge enclosing it from the front for added privacy. It offers views of Garrowby Side enhancing the quiet and scenic location. To the rear a secure garden that again is mainly laid to lawn and edged with shrubs and plants. A patio area and summer house offer space for a dining area or seating.

ADDITIONAL INFORMATION

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

There are solar panels to the property which generate approximately £2,000 per annum.

CENTRAL HEATING

The property benefits from an oil-fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

APPLIANCES

None of the appliances have been tested by the agent.

BROADBAND

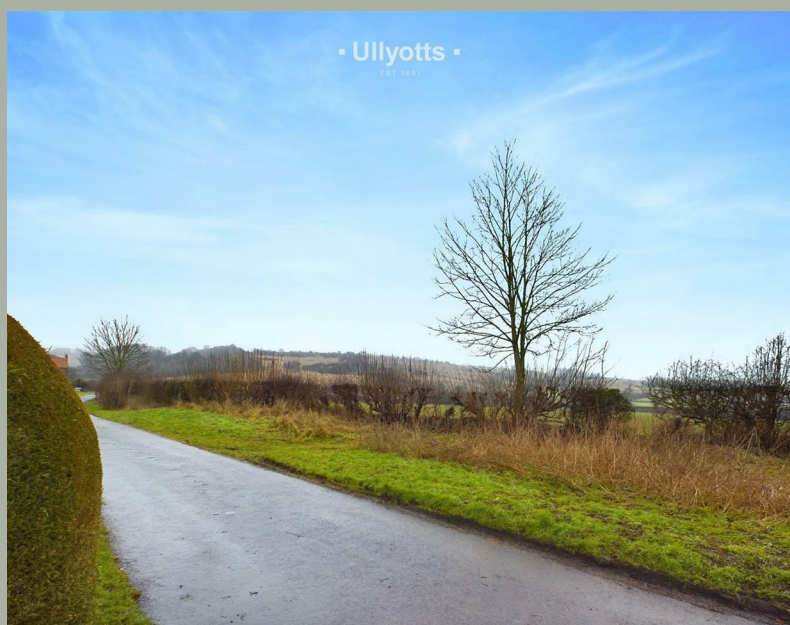
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

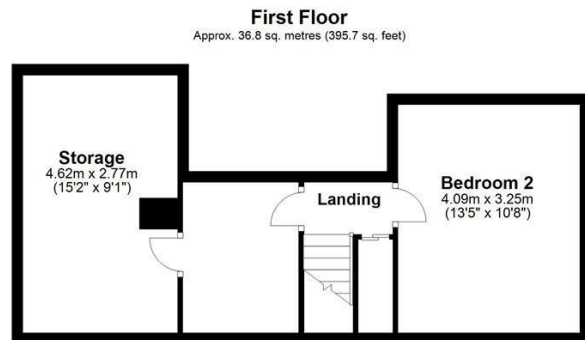
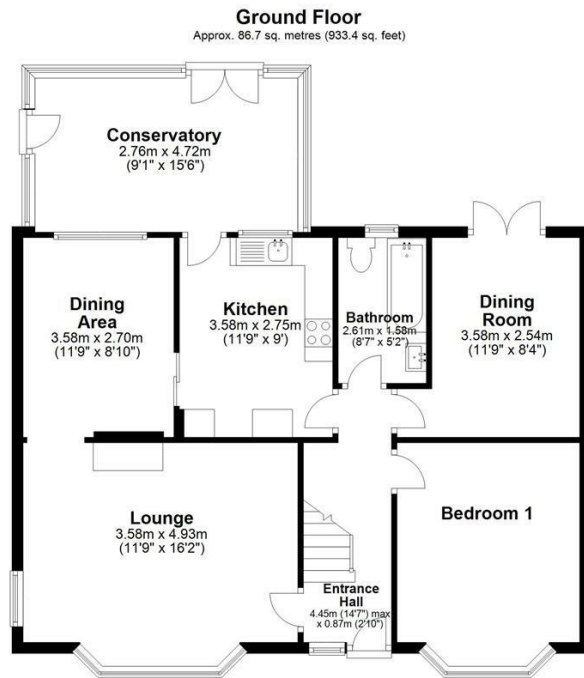
MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.





Total area: approx. 123.5 sq. metres (1329.1 sq. feet)

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

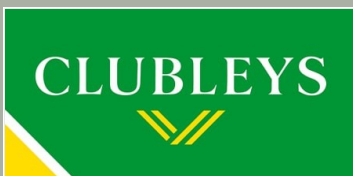
FREE VALUATIONS FOR SALE

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		40	60
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.