

CLUBLEYS



42, Windmill Meadows,  
Wilberfoss, YO41 5RQ

£220,000



Built in 2017, we are delighted to offer this three bedroom end townhouse ideally situated between York & Pocklington.

Designed over three floors, this desirable home boasts modern living accommodation.

Internally the property offers a living room, dining kitchen, cloakroom/WC, three bedrooms and a family bathroom.

Lawned rear garden with gated borders.

Two parking spaces to the front.

Ideal purchase for first time buyers, downsizers or investors.

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

**LIVING ROOM**

3.61m x 4.56m (11'10" x 14'11" )  
Leading in from a UPVC entrance door, carpet flooring, radiator, understairs cupboard and UPVC double glazed window to the front elevation.

**INNER HALLWAY**

1.99m x 1.37m (6'6" x 4'5" )  
Having stairs to the first floor accommodation.

**CLOAKROOM/WC**

1.31m x 1.04m (4'3" x 3'4" )  
Low flush wc, wash hand basin, laminate flooring, radiator and extractor fan.

**KITCHEN/DINER**

3.61m x 2.70m (11'10" x 8'10" )  
Wall and base units, one and a half stainless steel sink, space for a dishwasher and washing machine, integrated electric oven, 4 ring gas hob, cooker hood, UPVC double glazed window to the rear elevation and patio doors leading to the rear garden.

**FIRST FLOOR ACCOMMODATION**

1.83m x 1.82m (6'0" x 5'11" )  
Carpet flooring and radiator.

**BEDROOM TWO**

3.61m x 3.18m (max) (11'10" x 10'5" (max) )  
UPVC double glazed windows to the front elevation, carpet flooring and radiator.

**BEDROOM THREE**

3.61m x 2.70m (11'10" x 8'10" )  
UPVC double glazed windows to the rear elevation, carpet flooring and radiator.

**FAMILY BATHROOM**

2.42m x 1.70m (7'11" x 5'6" )  
A modern family bathroom with a bath over head shower, glass shower screen, low flush wc, wash hand basin, extractor fan, part tiled walls, laminate flooring, radiator and opaque double glazed window to the side elevation.

**SECOND FLOOR ACCOMMODATION**

Carpet flooring and storage cupboard.

**MASTER BEDROOM**

6.32m x 2.56m (20'8" x 8'4" )  
Carpet flooring, radiator, three velux windows, storage cupboard and loft access.

**OUTSIDE**

The rear garden is mainly laid to lawn with fence borders and to the front of the property is two parking spaces.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains Gas, Water, Electricity and Drainage.  
Telephone connection subject to renewal by British Telecom.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council - Council Tax Band B.

**BROADBAND**

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

**MOBILE**

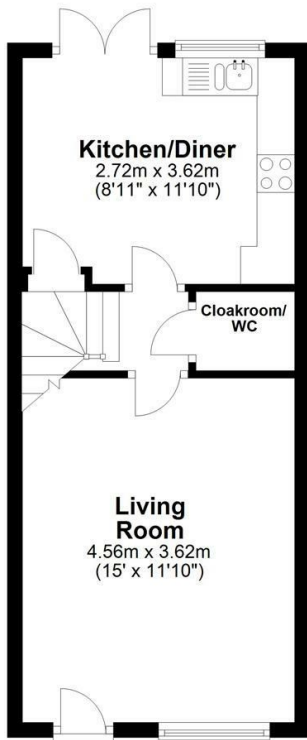
For mobile coverage, prospective occupants are advised to check the Ofcom website:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**REFERRAL FEES**

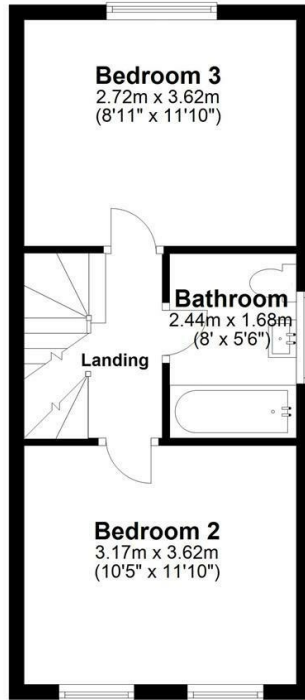
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



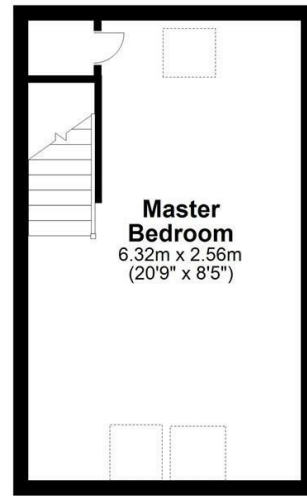
**Ground Floor**  
Approx. 31.9 sq. metres (342.9 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (342.9 sq. feet)



**Second Floor**  
Approx. 18.3 sq. metres (197.3 sq. feet)



Total area: approx. 82.1 sq. metres (883.2 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 (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			96
(92 plus) A		84	
(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		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.