



Chapel House, Main Street,
Fridaythorpe, YO25 9RS
£525,000



ABOUT THE PROPERTY

This beautifully converted chapel which was originally built in 1851, that has been transformed into a stunning family home, finished to an exceptional standard throughout. The conversion has been carried out with great sensitivity, retaining some of the chapel's original features while providing spacious and stylish accommodation over two floors.

Benefiting from an air source heat pump and solar panels, this home is both energy-efficient and environmentally friendly.

The ground floor boasts a fabulous open-plan fitted kitchen with dining and lounge areas, perfect for modern living. A wonderful reception hall enhanced by striking arched windows creating a grand yet welcoming entrance. There is a well-appointed guest bedroom with an en-suite provides comfort and privacy.

On the first floor are five/six bedrooms, the master bedroom with en-suite shower room and a well equipped house bathroom.

Externally there is a delightful rear garden with side driveway providing parking and access to the detached garage.

Chapel House is a truly exceptional home to be proud of and perfectly suited to meet the needs of a diverse range of buyers.

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







Tenure: Freehold
East Riding of Yorkshire
Band: C

RECEPTION HALL

7.33m max x 4.28m (24'0" max x 14'0")

Entered via a composite front entrance door, having two double glazed arched windows to the front elevation, recess lighting, laminate flooring, stairs to the first floor accommodation and under stairs cupboard.

GUEST BEDROOM TWO

4.11m x 2.92m (13'5" x 9'6")

Double glazed window to the rear elevation, laminate flooring, under floor heating and recess lighting.

EN-SUITE SHOWER ROOM

2.36m x 1.69m (7'8" x 5'6")

Fitted suite comprising shower cubicle, low flush WC, vanity hand basin and chrome radiator.

CLOAKROOM/WC

2.42m x 1.71m (7'11" x 5'7")

Fitted with low level WC, hand basin, laminate flooring and opaque double glazed window to the rear elevation.

OPEN PLAN KITCHEN

6.71m x 4.25m (22'0" x 13'11")

Matching arrangement of floor and wall cupboards, butcher block work tops incorporating ceramic sink with mixer tap, pan drawer, Smeg range cooker, integrated appliances including dishwasher and larder fridge, laminate flooring, double glazed window to the front and side elevation.

Opening to:

SITTING ROOM

5.74m x 4.66m (18'9" x 15'3")

Double doors to the side elevation, double glazed window to the rear elevation and recess lighting.

UTILITY

2.97m x 1.81m (9'8" x 5'11")

Plumbing for washing machine, stainless steel sink, recess lighting, double glazed window to the side elevation and composite side door.

FIRST FLOOR ACCOMMODATION

Glass and timber staircase, recess lighting, radiator and two Velux windows.

MASTER BEDROOM

6.71m x 3.81m (22'0" x 12'5")

Double glazed window to the side elevation, recess lighting, airing cupboard housing hot water cylinder, control panel for air space and solar panels, eaves storage which has a light and is boarded.

EN-SUITE SHOWER ROOM

1.94m x 2.87m narrowing to 1.50m (6'4" x 9'4" narrowing to 4'11")

Fitted suite comprising walk in shower cubicle, low flush WC, vanity hand basin, chrome radiator and fitted mirror with light.

BEDROOM THREE

3.33m x 2.96m (10'11" x 9'8")

Velux window, radiator and recess lighting.

BEDROOM FOUR

2.98m x 2.50m (9'9" x 8'2")

Velux window, radiator and recess lighting.

BEDROOM FIVE

2.76m x 2.17m (9'0" x 7'1")

Double glazed window to the rear elevation and radiator.

BEDROOM SIX/STUDY

2.75m x 1.85m (9'0" x 6'0")

Double glazed window to the side elevation and access to the loft.

FAMILY BATHROOM

2.98m x 1.96m (9'9" x 6'5")

Fitted suite comprising bath with mixer tap, good size walk in shower, low flush WC, vanity hand basin, chrome radiator and opaque double glazed window to the rear elevation.

DETACHED GARAGE

5.98m x 4.08m (19'7" x 13'4")

Up and over door, having power and light, personal side door.

OUTSIDE

The property stands on lovely sized gardens, having a paved area to the front with attractive capped wall surrounds. Private side drive with gated access, providing off-street parking for several vehicles and giving access to the detached brick garage.

The rear garden is elevated and has paved pathways to lawned garden with borders, with mature shrubs and fencing to the boundary providing privacy.

ADDITIONAL INFORMATION

APPLIANCES

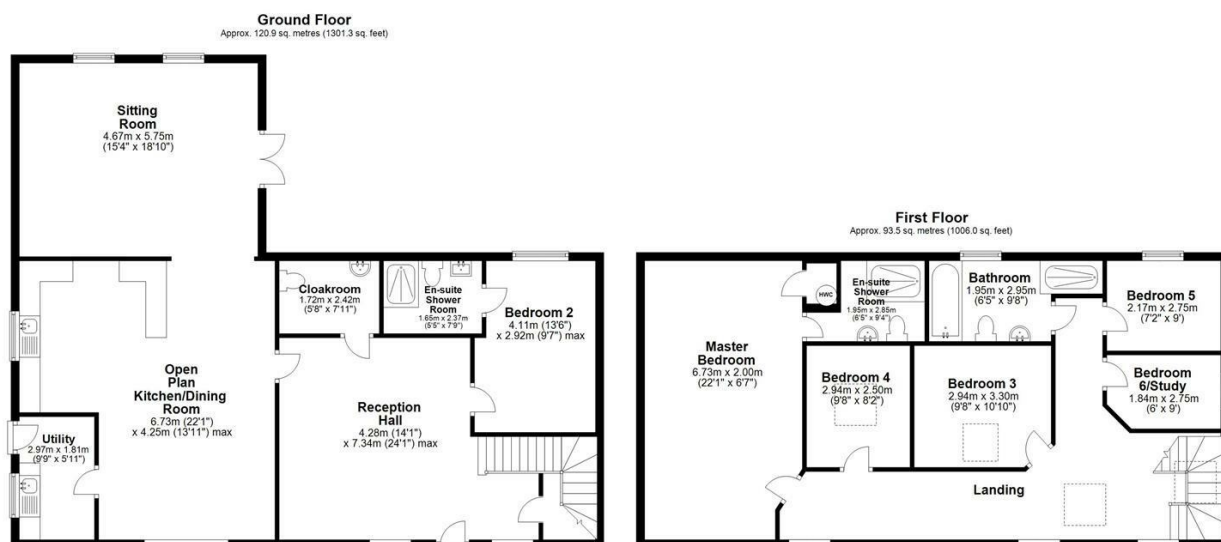
The above appliances have not been tested by the Agent.

SERVICES

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.





Total area: approx. 214.4 sq. metres (2307.3 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

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

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.

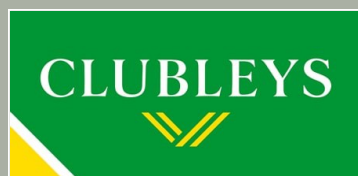
MORTGAGES

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.

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.



52 Market Place, Pocklington, York,
YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

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.

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	84	86
EU Directive 2002/91/EC		