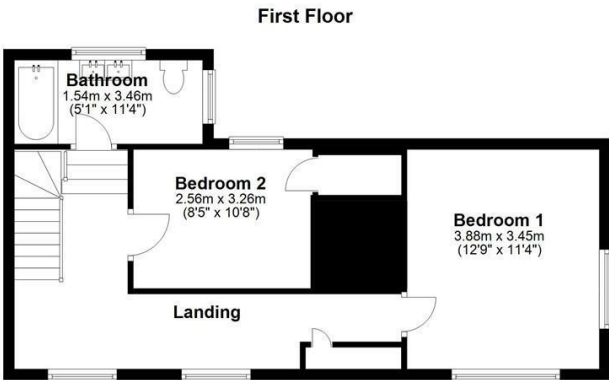
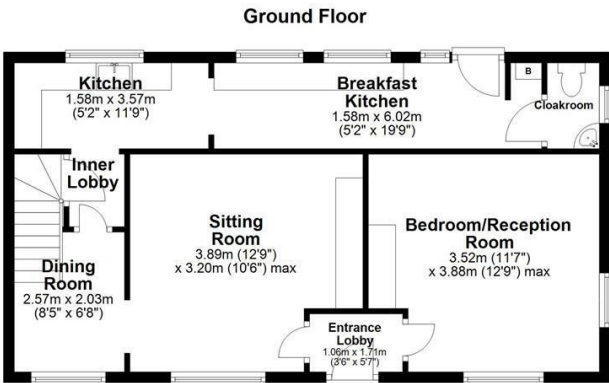




West End Cottage, West End,  
Seaton Ross, YO42 4NN  
£350,000



#### 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

#### 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.

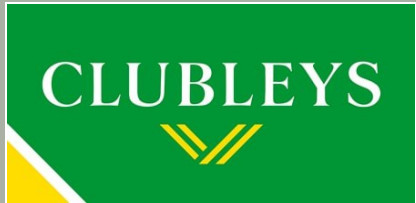
#### MATERIAL INFORMATION

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.

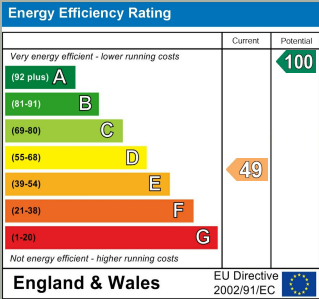
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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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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.

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[www.clubleys.com](http://www.clubleys.com)

ZOOPLA

A beautiful double-fronted semi-detached cottage with a Grade II listed front façade, nestled on a no-through road in the peaceful, rural village of Seaton Ross. Originally dating back to the 1830's, this charming period home offers a rare opportunity to enjoy country living in a sought-after village. The downstairs accommodation, featuring exposed beams, includes a versatile downstairs bedroom/reception room, a cosy sitting room with a log burner and a dining area. The property also includes a galley kitchen with breakfast bar overlooking the garden and a convenient downstairs WC. On the first floor a spacious landing leads to two further bedrooms and a family bathroom, offering comfortable living space. Outside the cottage benefits from a useful utility room, a patio, a well-maintained, lawned garden with attractive borders, a variety of mature shrubs, a summerhouse and a greenhouse, providing a lovely outdoor space to enjoy.

There is off-road parking for two vehicles to the side of the cottage.



**ENTRANCE LOBBY**

1.71m x 1.06m (5'7" x 3'5" )

Entered via a front entrance door, having a wall light point and slate flooring.

**BEDROOM THREE/RECEPTION ROOM**

3.88m x 3.52m (12'8" x 11'6" )

Blocked fireplace (this can be put back), wood flooring, exposed beams, radiator, secondary double glazing sliding sash window to the front and side elevation.

**SITTING ROOM**

3.96m x 3.18m (12'11" x 10'5" )

Log burner with back boiler with hooks, exposed beams, one wall light point, wood flooring, radiator and sliding sash secondary double glazing window to the front elevation.

**DINING ROOM**

2.57m x 2.02m (8'5" x 6'7" )

Secondary double glazing sliding sash window to the front elevation, wood flooring and radiator.

**INNER LOBBY**

Radiator and stairs to the first floor accommodation.

**KITCHEN**

3.58m x 1.58m (11'8" x 5'2" )

Range of floor and wall cupboards with granite work tops incorporating circular sink unit, integrated dishwasher and fridge, Range cooker, wood flooring and secondary double glazing unit to the rear elevation.

**BREAKFAST KITCHEN**

4.51m x 1.45m (14'9" x 4'9" )

Having oil central heating boiler, radiator, wood flooring, radiator, rear personal door and two secondary sealed double glazing unit to the rear elevation.

**CLOAKROOM/WC**

1.47m x 0.93m (4'9" x 3'0" )

Fitted suite comprising WC, hand basin, radiator and opaque sealed unit to the side elevation.

**FIRST FLOOR LANDING/HALLWAY**

3.98m x 2.04m (13'0" x 6'8" )

Airing cupboard with hot water tank, sliding sash windows with secondary double glazing and radiator.

**BEDROOM ONE**

3.88m x 3.44m (12'8" x 11'3" )

Secondary double glazing to the side elevation to the front elevation, radiator, wood flooring, fitted wardrobe and access to the loft.

**BEDROOM TWO**

3.24m x 2.54m (10'7" x 8'3" )

Sideways sliding original window to the rear elevation, wood flooring, cupboard and radiator.

**FAMILY BATHROOM**

3.47m x 1.57m (11'4" x 5'1" )

Fitted suite comprising P shaped bath with shower over, twin hand basin, recess lighting, opaque sealed unit to the side and rear elevation.

**OUTSIDE UTILITY**

4.40m x 2.26m (14'5" x 7'4" )

Having water and electric, stainless steel sink unit and plumbing for washing machine.

**OUTSIDE**

Enclosed garden to the rear, lawned, with patio seating area, summer house, green house, coal bunker and oil tank. Parking for two cars.

**ADDITIONAL INFORMATION****APPLIANCES**

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

**SERVICES**

Mains water, electricity and drainage. Oil Tank. Telephone connection subject to renewal with British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band D.

