

Stackyard House, West End,
Seaton Ross, YO42 4NN
£550,000



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

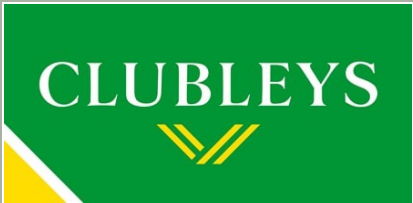
FREE VALUATIONS FOR SALE

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.

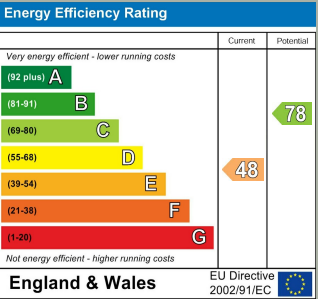
MORTGAGES

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.



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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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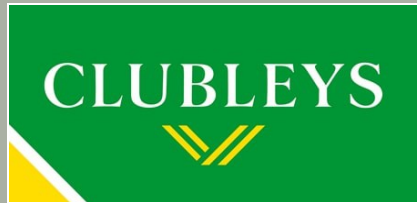
ZOOPLA

An individually styled and elegantly presented detached property offering generous spaces for both family living and entertaining. From the moment you step inside this sought-after property, you'll be captivated by its impressive interior. Offering a welcoming entrance hall with cloakroom/W.C off, study/bedroom five which is an ideal space for home working or play room, a wonderful sized sitting room with log burner. The kitchen is well equipped with an arrangement of floor and wall cupboards with built in appliances, off the kitchen is a useful utility. The dining room is a wonderful size ideal for entertaining and family gatherings. On the first floor are four bedrooms, the good sized master bedroom offers a well appointed en-suite shower room, three further bedrooms and house bathroom.

A standout feature of the property is the impressive 34 foot long gym, offering versatility for a range of uses.

The south-easterly facing rear garden features an extensive patio area and ample parking space for multiple vehicles.

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



Tenure: Freehold
East Riding of Yorkshire
Band: E

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ENTRANCE PORCH
1.74m x 0.75m (5'8" x 2'5")
Entered via a front entrance door and slate flooring.

ENTRANCE HALL
4.09m x 1.99m (13'5" 6'6")
Having recess lighting, stairs to the first floor accommodation and radiator.

CLOAKROOM/WC
1.64m x 0.79m plus door area 1.85m (5'4" x 2'7" plus door area 6'0")
Fitted suite comprising low flush WC, hand basin, radiator, extractor fan, under stairs cupboard, recess lighting and laminate flooring.

STUDY/BEDROOM FIVE
3.21m x 3.01m (10'6" x 9'10")
Double glazed window to the front elevation and radiator.

SITTING ROOM
6.84m x 3.83m (22'5" x 12'6")
A wonderful sized sitting room, having log burner with brick surround and oak mantle, radiator and double glazed window to the front elevation.

DINING ROOM
5.74m x 3.19m (18'9" x 10'5")
A fabulous space ideal for entertaining having a velux window, radiator, recess lighting, three double glazed windows to the rear elevation and bi-folding doors to the side elevation giving access to the garden.

BREAKFAST KITCHEN
5.28m x 2.69m (17'3" x 8'9")
A comprehensive arrangement of fitted floor and wall cupboards with working surfaces, breakfast bar, quartz work tops incorporating stainless steel sink unit with Quooker instant hot water tap, five ring gas hob with Neff extractor hood over, integrated Neff electric oven, warming drawer integrated dishwasher, built in disposal bin, space for American fridge/freezer., under floor heating and double glazed window to the rear elevation.

UTILITY/SIDE ENTRANCE
2.05m x 1.74m (6'8" x 5'8")
Range of cupboards with quartz work tops, plumbing for washing machine, under floor heating and side external door.

LANDING
2.00m x 3.08m max narrowing to 2.27m (6'6" x 10'1" max narrowing to 7'5")
Recess lighting and access to the loft.

MASTER BEDROOM
4.94m x 3.02m (16'2" x 9'10")
Double glazed window to the front elevation, recess lighting and radiator.

EN-SUITE SHOWER ROOM
1.69m x 2.16m extending to 2.85m (5'6" x 7'1" extending to 9'4")
Fitted suite comprising good sized shower cubicle, vanity hand

basin, low flush WC, chrome radiator, tiled walls and floor, under floor heating, recess lighting and opaque double glazed window to the rear elevation.

BEDROOM TWO
3.85m x 3.10m (12'7" x 10'2")
Radiator and double glazed window to the rear elevation.

BEDROOM THREE
3.73m x 2.83m (12'2" x 9'3")
Radiator and double glazed window to the front elevation.

BEDROOM FOUR
2.74m (max) x 3.01m measured to the rear of wardro (8'11" (max) x 9'10" measured to the rear of wardro)
Range of fitted wardrobes with drawers, radiator, recess lighting and double glazed window to the front elevation.

FAMILY BATHROOM
2.29m x 1.70m (7'6" x 5'6")
Fitted suite comprising P shaped bath with rainfall shower, WC, vanity hand basin, chrome central heating radiator, laminate flooring and opaque double glazed to the rear elevation.

GYM
10.42m x 3.86m (34'2" x 12'7")
This really is a fantastic space which can be used for variety of purposes, power and light is connected.

OUTSIDE
Parking to the front with timber gates leading to the rear garden. South eastly facing garden, laid to lawn, extensive patio seating area with canopy.

ADDITIONAL INFORMATION;

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

SERVICES
Mains water, LPG gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band E.

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.

