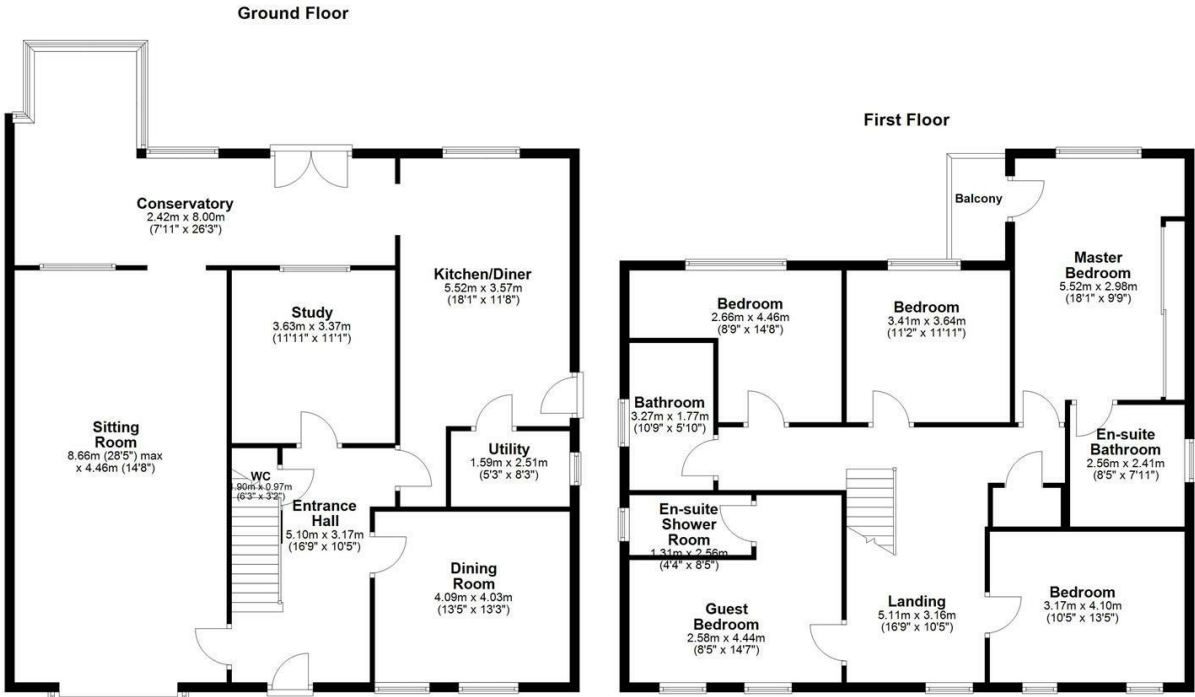




Birchwood, Main Street,  
Sutton On Derwent, YO41 4BT  
£850,000



**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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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.

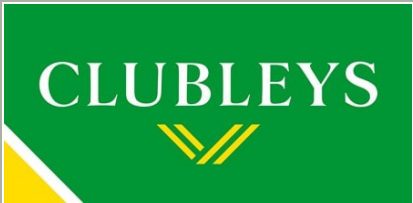
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



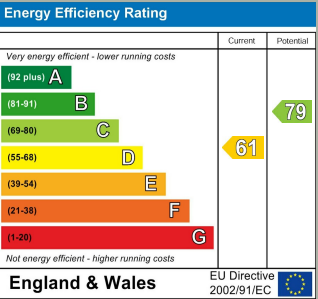
An impressive and imposing FIVE bedroomed detached home, distinguished by its elegant porticoed entrance with classical columns, creating a striking first impression and a sense of timeless grandeur. Crossing the threshold the front doors opens into a large and inviting reception hall, with a cloakroom off the doors leading to all the principal rooms. The sitting room is particularly impressive in size, measuring 28 feet in length and featuring a large bay window that floods the room with natural light. There is a separate dining room, study and conservatory each offering versatile and stylish spaces that serve as fabulous reception rooms. The fitted kitchen is well-appointed with a range of floor and wall cupboards, providing ample storage and workspace with a convenient utility room located just off the kitchen. On the first floor are five generously sized bedrooms, the master bedroom features fitted wardrobes, en-suite bathroom and a private balcony with views overlooking the garden offering a perfect retreat. Bedroom two serves as an ideal guest bedroom complete with an en-suite shower room, in addition there are three further well-proportioned bedrooms served by a family house bathroom. This attractive property boasts a large gravelled parking area leading to a detached double garage, with a beautifully landscaped rear garden with stunning rear views and breath-taking sunsets.

In summary this truly is a home not to be missed, offering an exceptional amount of accommodation and a fabulous sized garden.

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



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)



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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





Tenure: Freehold  
East Riding of Yorkshire  
Band: G

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RECEPTION ENTRANCE HALL

3.15m x 5.11m (10'4" x 16'9")  
A most welcoming entrance into this splendid property having composite front entrance door, concealed radiator, laminate flooring, decorative coving, dado rail and stairs leading to the first floor accommodation.

CLOAKROOM/W.C

1.90m x 0.94m (6'2" x 3'1")  
Fitted suite comprising corner wash hand basin, low flush WC, laminate flooring and decorative coving.

SITTING ROOM

8.66m x 4.46m (28'4" x 14'7")  
A fabulous sized Sitting Room having a large double glazed bay window to the front elevation, concealed radiator, living flame gas fire in feature wooden surround, double radiator, four wall light points and decorative coving.

DINING ROOM

4.03m x 4.08m (13'2" x 13'4")  
Two double glazed windows to the front elevation, concealed radiator and decorative coving.

STUDY

3.64m x 3.38m (11'11" x 11'1")  
Double glazed window to the rear elevation, fitted shelving, decorative coving and radiator.

FITTED KITCHEN

5.52m x 3.57m (18'1" x 11'8")  
Fitted with a matching arrangement wall and base units, working surfaces, gas boiler in concealed cupboard, double sink, tiled flooring, double glazed window to the rear elevation, double radiator, coving, side door and arch way to conservatory.

UTILITY

1.59m x 2.51m (5'2" x 8'2")  
Plumbing for washing machine, sink unit, opaque double glazed window to the side elevation.

CONSERVATORY

4.50m max x 2.42m min x 8.03m (14'9" max x 7'11" min x 26'4")  
UPVC construction with brick base, laminate flooring, air conditioning unit and three wall light points.

LANDING

5.10m x 3.17m (16'8" x 10'4")  
Double glazed window to the front elevation, radiator, decorative coving, access to loft and airing cupboard.

MASTER BEDROOM

5.50m x 2.99m (18'0" x 9'9")  
Wall length fitted wardrobes, wood strip flooring, double glazed window to the rear elevation, concealed radiator, door to the balcony.  
The balcony is a fantastic area ideal for watching the wildlife and amazing sunsets

EN-SUITE BATHROOM

2.45m x 2.56m (8'0" x 8'4")  
Fitted suite comprising low level WC, bidet, bath with mixer tap

shower attachment, pedestal hand basin, radiator, part tiled, opaque double glazed window to the size and wooden flooring.

GUEST BEDROOM TWO

2.57m x 4.44m (8'5" x 14'6")  
Two double glazed windows to the front elevation, radiator, wooden flooring and decorative coving.

EN-SUITE SHOWER ROOM

2.63m x 1.32m (8'7" x 4'3")  
Fitted suite comprising bath with shower attachment, low level WC, pedestal hand basin, part tiled, wooden flooring and radiator.

BEDROOM THREE

3.17m x 4.10m (10'4" x 13'5")  
Two double glazed windows to the front elevation and radiator.

BEDROOM FOUR

4.39m x 2.64m excluding door area (14'5" x 8'8" excluding door area)  
Double glazed window to the rear elevation, radiator, wooden flooring and decorative coving.

BEDROOM FIVE

3.41m x 3.67m (11'2" x 12'0")  
Double glazed window to the rear elevation, radiator and coving.

HOUSE BATHROOM

3.22m x 1.79m (10'6" x 5'10")  
Fitted suite comprising bath with mixer tap, pedestal hand basin, low flush WC, part tiled, radiator, opaque double glazed window to the side elevation.

OUTSIDE

This attractive property boasts a large gravelled parking area leading to a detached double garage, with a beautifully landscaped rear garden featuring a variety of shrubs, plants, and mature trees, a charming wildlife pond that attracts an abundance of local wildlife, stunning rear views, and the perfect setting to enjoy breath-taking sunsets.

DOUBLE GARAGE

5.21m x 5.35m (17'1" x 17'6")  
Having remote controlled roller shutter doors, power and light is connected, cold water tap, double glazed window to side, elevation side personal door and above eaves storage.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band G

