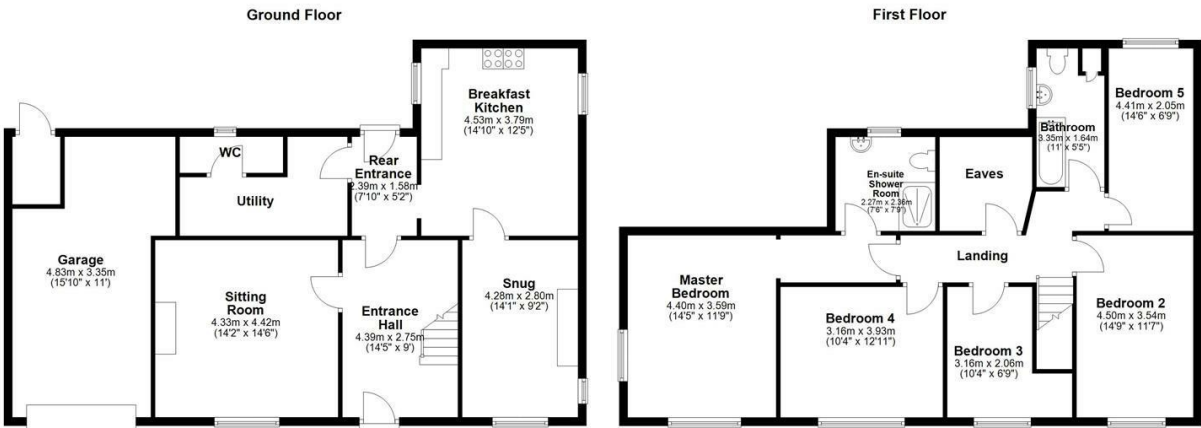




Old Farmhouse,
Fridaythorpe, YO25 9RT
£425,000



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.

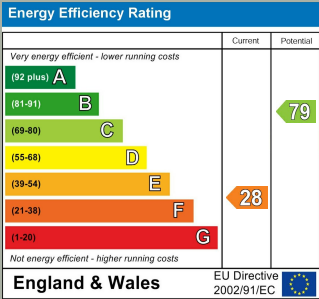
MORTGAGES

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 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.



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.

Steeped in history this charming original farmhouse believed to date from around 1690-1720 has been sympathetically updated over time to blend period character. The accommodation includes an inviting entrance hall, a cosy lounge, an inner hallway with a downstairs w.c, utility/pantry and separate play room. There are five bedrooms including a master bedroom with en-suite facilities along with a well appointed family bathroom. Externally the property benefits from an integral split-level garage with additional storage to the rear. The fully enclosed rear garden offers a peaceful retreat while to the front, picturesque views stretch across the village green and pond, framed by the rolling hills of the Wolds beyond.

We urge you to view this interesting property.

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

rightmove

www.clubleys.com

zoopla

ENTRANCE HALL

4.39m x 2.76m (14'4" x 9'0")

Entered via a composite front entrance door, electric panel heater, storage cupboard, two wall light points, stairs to the first floor accommodation with shelving underneath.

SITTING ROOM

4.41m x 4.33m (14'5" x 14'2")

A lovely cosy room having log burner, beams, three wall light points and sealed unit window to the front elevation.

REAR ENTRANCE

1.81m x 2.39m (5'11" x 7'10")

Electric panel heater, UPVC rear door and double glazed window to the rear elevation.

UTILITY

3.09m x 1.28m (10'1" x 4'2")

Plumbing for washing machine.

CLOAKROOM/W.C

2.32m x 0.88m (7'7" x 2'10")

Fitted suite comprising WC, hand basin , electric heater and towel rail ,opaque double glazed window to the rear elevation.

DINING KITCHEN

4.53m x 3.79m (14'10" x 12'5")

Range of floor and wall cupboards with working surfaces, plumbing for washing machine, glazed display unit, recess lighting and double glazed window to either side elevation.

SNUG/PLAY ROOM

2.80m x 4.28m (9'2" x 14'0")

Log burner, exposed beams, two wall light points, electric heater ,sealed unit to the front and side elevation.

LANDING

Light tunnel, eaves storage.

BEDROOM TWO

4.51m x 3.53m (14'9" x 11'6")

Sealed unit window to the front elevation, electric heater, wood flooring and access to the loft.

BEDROOM FIVE

4.43m x 2.06 (14'6" x 6'9")

Double glazed window to the rear elevation, electric heater and access to the loft.

BEDROOM FOUR

3.96m x 3.11m (12'11" x 10'2")

Sealed unit window to the front elevation, electric heater.

BATHROOM

3.35m x 1.65m (10'11" x 5'4")

Fitted suite comprising bath with shower over and side screen, pedestal hand basin, low flush WC, electric panel heater, recess lighting, part wood panelling, tiling to walls and floor, opaque double glazed window to the side elevation and airing cupboard housing hot water cylinder.

BEDROOM THREE

2.10m plus recess x 2.92m x 3.18m (6'10" plus recess x 9'6" x 10'5")

Sealed unit to the front elevation and electric heater.

INNER HALLWAY

Electric heater and storage cupboard.

MASTER BEDROOM

4.50m x 3.19m (14'9" x 10'5")

Sealed unit window to the front and side elevation, two wall light trustees, wood panel flooring.

EN-SUITE SHOWER ROOM

2.41m x 2.31m (7'10" x 7'6")

Fitted suite comprising shower cubicle, low flush WC, pedestal hand basin. Extractor fan, electric panel heater and opaque double glazed window to the front elevation.

GARAGE

4.86m x 3.34m (15'11" x 10'11")

Remote controlled roller shutter doors, having power and light, EV pod point.

WORKSHOP AREA

4.16m x 2.52m (13'7" x 8'3")

OUTSIDE

Fully enclosed rear garden with block paving path and patio area, small shed. Timber side gate with outside water tap and lighting. Courtesy door leads to the integral garage with store area.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire - Council Tax Band D.

