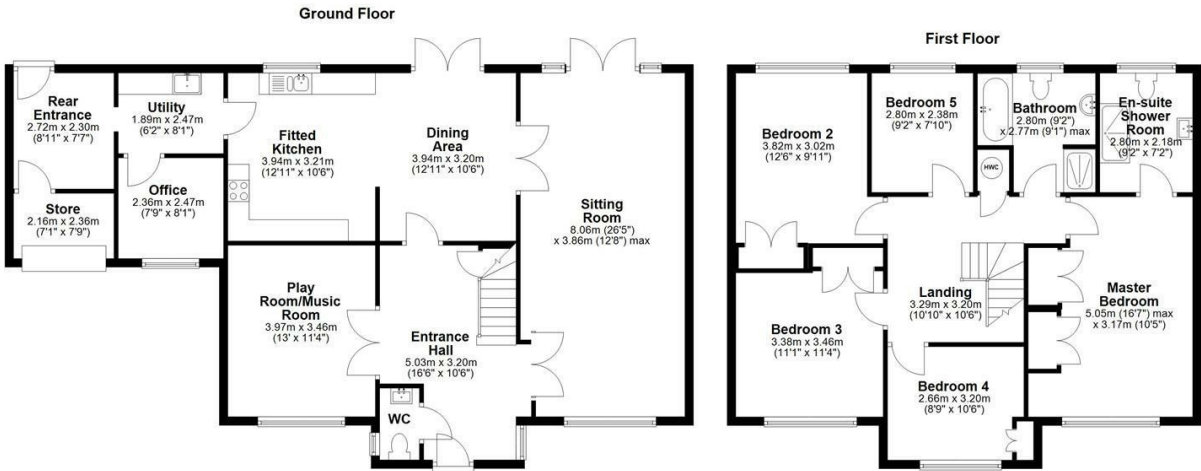




The Hideaway, 6a, John Bell Court,  
Wilberfoss, YO41 5RG  
£570,000



**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.

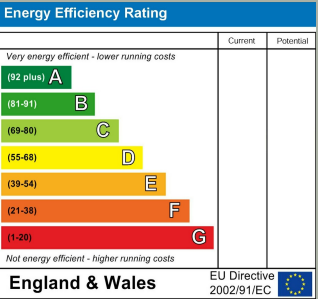
**MORTGAGES**

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.

The Hideaway is aptly named, nestled down a quiet private driveway for ultimate privacy and tranquillity. This highly impressive home offers an exceptional amount of accommodation perfectly suited for modern living, boasting a sleek contemporary finish throughout, this property truly needs to be seen to be fully appreciated. Offering a spacious entrance hall, a fabulous sitting room, a cosy snug/music room, impressive fitted kitchen with a generous dining area - perfect for both everyday living and entertaining. Upstairs, there are five generously sized bedrooms, including a stunning master suite complete with its own en-suite shower room, the remaining bedrooms are well served by a stylish and spacious house bathroom. The property enjoys private, low maintenance gardens featuring a wonderful canopy covered seating area with ambient outdoor lighting - perfect for relaxing or entertaining in style. The original double garage has been thoughtfully converted to provide a versatile home office, a generously sized utility room, practical storage area ideal for anyone working from home. Situated in the highly regarded village of Wilberfoss with Infant and Junior School.

Offered with the convenience of no onward chain. Viewing is essential.

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



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







Tenure: Freehold  
East Riding of Yorkshire  
Band: F

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ENTRANCE HALL

5.00m x 3.21m (16'4" x 10'6" )  
Entered via a timber front entrance door, having vinyl flooring, radiator, coving to ceiling, stairs to the first floor accommodation, under stairs cupboard and double glazed window to the side elevation.

CLOAKROOM/WC

Fitted suite comprising low level WC and wash hand basin.

PLAY ROOM/MUSIC ROOM

3.97m x 3.48m (13'0" x 11'5" )  
Double glazed window to the front elevation, coving to ceiling and vinyl flooring.

SITTING ROOM

8.06m x 3.86m (26'5" x 12'7" )  
Downlighters along with colour changing LED lighting, double glazed window to the front elevation, two radiators, coving to ceiling and double doors to the rear elevation.

DINING AREA

3.94m x 3.20m (12'11" x 10'5" )  
Bi-folding doors to the rear elevation, radiator, coving to ceiling and laminate flooring.

FITTED KITCHEN

3.95m x 3.46m (12'11" x 11'4" )  
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half sink unit with mixer tap having chilled/sparkling/instant hot water, five ring gas hob with extractor hood over, Bosch built in steam combination oven, microwave, dishwasher and waste disposal unit. Double glazed window to the rear elevation, vinyl flooring and gas central heating boiler in concealed cupboard.

UTILITY

2.47m x 1.89m (8'1" x 6'2" )  
Fitted cupboards, working surface incorporating sink unit with mixer tap, plumbing for washing machine, designer radiator, light tunnel and access to the loft.

REAR ENTRANCE

2.72m x 2.30m (8'11" x 7'6" )  
Fitted cupboards, light tunnel, laminate flooring and access to the loft.  
Door to;

STORE

2.36m x 2.12m (7'8" x 6'11" )  
Roller shutter doors.

OFFICE

2.46m x 2.36m (8'0" x 7'8" )  
Double glazed window to the front elevation, air conditioning unit, designer radiator, recess lighting and double glazed window to the front elevation.

LANDING

3.29m x 3.20m (10'9" x 10'5" )  
Light tunnel, coving to ceiling, radiator and airing cupboard housing hot water cylinder.

MASTER BEDROOM

5.07m x 3.14m (16'7" x 10'3" )  
Fitted wardrobes, recess lighting, coving to ceiling and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

2.80m x 2.18m (9'2" x 7'1" )  
Fitted suite comprising Aqualisa walk in shower, Geberit WC, vanity hand basin, designer radiator, recess lighting, fully tiled floor and walls, opaque double glazed window to the rear elevation.

BEDROOM TWO

3.89m x 3.02m (12'9" x 9'10" )  
Fitted cupboard, radiator and double glazed window to the rear elevation.

BEDROOM THREE

3.48m x 3.31m (11'5" x 10'10" )  
Fitted wardrobes, recess lighting, coving to ceiling, radiator and double glazed window to the front elevation.

BEDROOM FOUR

3.20m x 2.67m (10'5" x 8'9" )  
Fitted cupboards, radiator, recess lighting and double glazed window to the front elevation.

BEDROOM FIVE

2.83m x 2.39m (9'3" x 7'10" )  
Double glazed window to the rear elevation, radiator, coving to ceiling and recess lighting.

HOUSE BATHROOM

2.77m x 1.72m x 2.81m (9'1" x 5'7" x 9'2" )  
Fitted suited comprising bath with mixer tap and shower attachment, shower cubicle, circular vanity hand basin and low level WC. Extractor fan, opaque double glazed window to the rear elevation, coving to ceiling and recess lighting.

OUTSIDE

Low maintenance garden with circular feature astro turf, fenced with side access gate, outside sockets and outside tap.  
Canopy seating area with LED centre piece and infra red space heater.  
EV charging point to the front.

ADDITIONAL INFORMATION

There are 18 solar panels 5.5KWP and domestic electricity storage battery.

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band F.

