



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

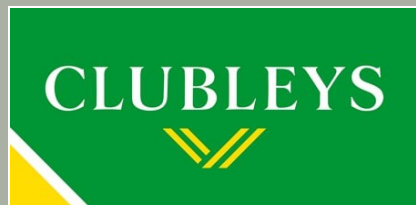
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

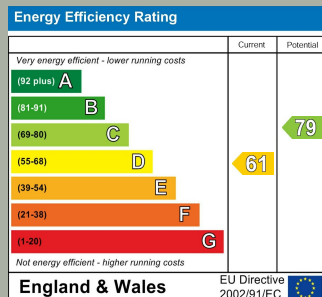
MORTGAGES

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.

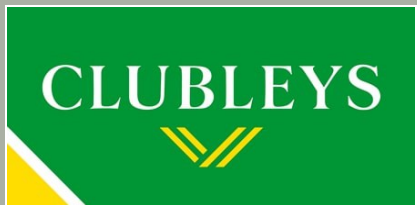


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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements 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.



Vandi, 33 Storking Lane,
Wilberfoss, YO41 5ND
Offers Over £250,000



The sale of "Vandi" offers a chance to acquire this three bed end terraced house together with a good sized garden, the property offer tremendous potential with scope to extend to the rear subject to the necessary planning permissions being obtained.

This is an ideal purchase for the growing family looking to be a desirable village with an excellent infant and junior school near by. Offering separate sitting and dining room, ground floor bathroom, fitted kitchen and three bedrooms upstairs. Externally there is an good sized garage, parking to the front and front and rear gardens.

A VIEWING IS RECOMMENDED.

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

rightmove

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SITTING ROOM

3.32m x 4.48m (10'10" x 14'8")

Bay double glazed window to the front elevation, living flame gas fire, laminate flooring, radiator and coving to ceiling.

DINING ROOM

2.68m x 4.00m measured including stairs (8'9" x 13'1" measured including stairs)

Laminate flooring, coving to ceiling and radiator.

GROUND FLOOR BATHROOM

1.97m x 2.44m (6'5" x 8'0")

Fitted suite comprising bath, pedestal hand basin, low flush WC, fully tiled and opaque double glazed window to the rear elevation.

KITCHEN

4.18m x 3.54m max (13'8" x 11'7" max)

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, built in oven, plumbing for washing machine and dishwasher. Two double glazed windows to the rear elevation and side external door.

LANDING

Double glazed window to the side elevation and radiator.

BEDROOM ONE

3.26m x 2.68m (10'8" x 8'9")

Fitted wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM TWO

3.34m x 2.37m (10'11" x 7'9")

Double glazed window to the front elevation and radiator.

BEDROOM THREE

2.50m x 2.00m (8'2" x 6'6")

Double glazed window to the front elevation and radiator.

OUTSIDE

Good sized rear garden with patio seating area. Off road parking to the front.

ATTACHED GARAGE

5.23m x 3.45m (17'1" x 11'3")

Wall mounted gas boiler, up and over door, having power and light.

ADDITIONAL INFORMATION;**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 B.

