



The Old Post Office,
Everingham, YO42 4JA
£375,000



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.

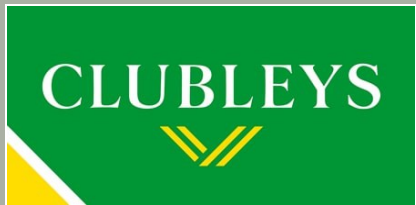
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

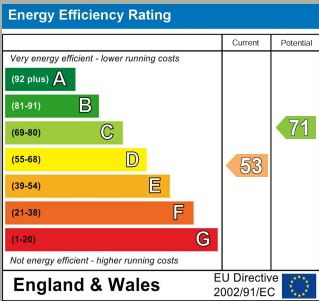
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.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. Holmfieled 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 Old Post Office is situated in a prominent position within the highly desirable conservation village of Everingham. The property has been extended to the rear over the years and offers further potential to the side subject to the necessary planning permissions being obtained.

This home offers a perfect blend of modern comfort and timeless charm, making it an ideal haven for those seeking a tranquil countryside lifestyle. Offering a dining room with a log burner, a ground floor shower room and bedroom, extended lounge overlooking the garden. On the first floor there is a master bedroom with an en-suite bathroom along with an additional bedroom.

Enjoying an extensive good sized garden to the rear and side, along with a detached double garage.

WE URGE YOU TO VIEW!

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



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DINING ROOM

4.25m x 4.26m (13'11" x 13'11")

Entered via a front entrance door, having log burner with wooden mantle, laminate flooring, fitted cupboard and bay window to the front elevation.

BEDROOM TWO

2.46m x 4.16m (8'0" x 13'7")

Double glazed window to the side elevation and radiator.

KITCHEN

5.79m x 4.22m (18'11" x 13'10")

Matching arrangement of floor and wall cupboards with working surfaces incorporating one and a half stainless steel sink unit, Lamona hob, integrated electric oven, having plumbing for dishwasher and space for fridge/freezer. Recess lighting, tiled flooring, Velux window, double glazed window to the side elevation and stairs to the first floor accommodation.

SITTING ROOM

8.34m x 4.23m (27'4" x 13'10")

Contura log burner, two radiators, laminate flooring, two double glazed windows to the side elevation, further double glazed window to the front elevation and two double doors to the rear elevation.

DOWNSTAIRS SHOWER ROOM

2.34m x 2.41m (7'8" x 7'10")

Fitted suite comprising Mira walk in shower cubicle with side screen, hand basin, low level WC, chrome ladder style radiator, fully tiled walls and floor, access to loft, cupboard with shelving and two opaque double glazed windows to the side elevation.

SIDE ENTRANCE

2.39m x 2.02m (7'10" x 6'7")

UPVC side entrance door, two storage cupboards, radiator, tiled flooring and plumbing for washing machine.

LANDING

Double glazed window to the side elevation and Velux window.

MASTER BEDROOM

4.29m x 4.27m (14'0" x 14'0")

Fitted wardrobes, access to the loft, radiator and double glazed window to the front elevation.

EN-SUITE BATHROOM

2.18m x 1.80m (7'1" x 5'10")

Fitted suite comprising bath with mixer tap and shower attachment, hand basin, WC. Fitted mirrored cupboard, tiled flooring, radiator, tiled floor and walls, double glazed window to the rear.

BEDROOM THREE

2.49m x 2.21m (8'2" x 7'3")

Double glazed window to the front elevation, radiator and access to the loft.

DOUBLE GARAGE

5.47m x 5.53m (17'11" x 18'1")

Having two timber doors, power and light is connected, personal side door and window to side.

OUTSIDE

To the side of the property is a good sized lawned with pond, fully enclosed rear garden, lawned with patio seating 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 - Council Tax Band C.

