



Nursery Bungalow, South End,
Seaton Ross, YO42 4LZ
£335,000



This detached bungalow is situated on a generous plot of approximately 0.38 of an acre, offering an exciting opportunity for remodelling and extension making it ideal for those looking to create their dream home. Offering entrance hall, lounge, two bedrooms, kitchen and bathroom which does require some modernisation.

Situated in the highly regarded village of Seaton Ross, this bungalow enjoys a desirable rural setting with strong community appeal.

Offered with the benefit of no forward chain.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: C

ENTRANCE HALL

1.22m x 3.70m (4'0" x 12'1")

Entered via UPVC front entrance door and radiator.

SITTING ROOM

4.20m x 3.32m (13'9" x 10'10")

Double glazed window to the front elevation and radiator.

BEDROOM ONE

3.33m x 3.65m (10'11" x 11'11")

Double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO

2.71m x 3.31m (8'10" x 10'10")

Double glazed window to the rear elevation, radiator and coving to ceiling.

BATHROOM

1.65m x 2.09m (5'4" x 6'10")

Fitted suite comprising bath with mixer tap and telephone style attachment, pedestal hand basin, low flush WC, chrome radiator, access to the loft, opaque double glazed window to the rear elevation.

KITCHEN

2.70m x 3.61m (8'10" x 11'10")

Range of floor and wall cupboards, plumbing for washing machine, space for cooker, radiator and double glazed window to the rear elevation.

ATTACHED GARAGE

2.67m x 5.99m (8'9" x 19'7")

Timber doors, power and light, rear personal door and opaque double glazed window to the side elevation.

OUTSIDE

Standing in approximately 0.38 of an acre, wonderful gardens with greenhouse, fruit cage, variety of trees, log store, workshop, summer house and pond.

Hardstanding area to the side.

ADDITIONAL INFORMATION

Feeding tariff £300.00 quarterly. There are 16 solar panels and 4 hot water panels which is split between hot water and solar. LPG Bottled gas for cooking.

SERVICES

Main Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

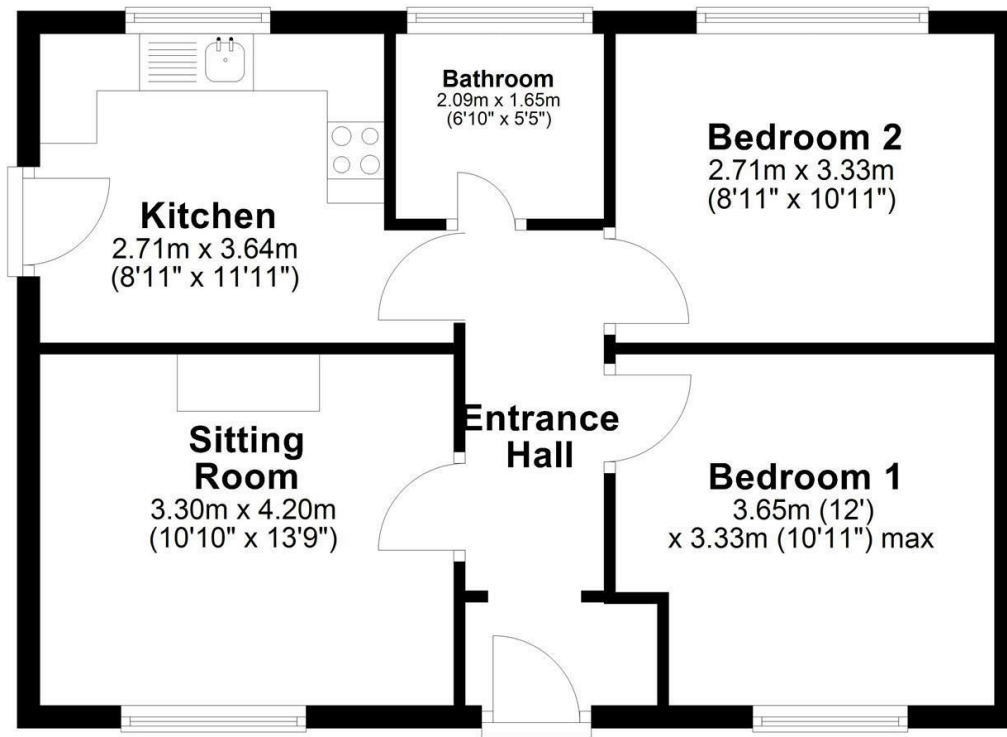
None of the above appliances have been tested by the Agent.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.



Ground Floor



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

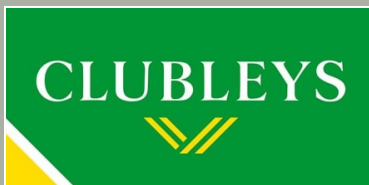
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	89	94
EU Directive 2002/91/EC		

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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.