

Lal-Koor, Park Lane,  
Bishop Wilton, YO42 1SS  
£450,000



## ABOUT THE PROPERTY

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Built in 1933, Lal-Koor presents a rare opportunity for the discerning buyer to acquire a detached property in one of Britain's most desirable villages-named by The Sunday Times as among the nation's top 20 secret villages.

Offering wonderful front-facing views, this charming property is ripe for remodel and re-style giving buyers the opportunity to create a home tailored to their own taste.

The accommodation currently comprises an entrance hall, kitchen, dining room, lounge, bedroom, box room and bathroom on the ground floor. Upstairs the first floor provides two additional bedrooms. In addition, the property benefits from an attached garage, which offers excellent potential to be converted into further accommodation if desired.

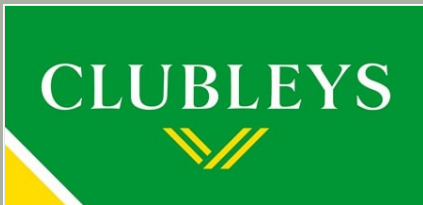
The village itself is renowned for its charm, sense of community and unspoilt rural surroundings. Properties of this type seldom come to the market and we strongly encourage early viewing.

OFFERED WITH NO CHAIN.

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







Tenure: Freehold  
East Riding of Yorkshire  
Band: E

#### ENTRANCE HALL

5.72m x 1.49m (18'9" x 4'10" )

Entered via UPVC side door, having radiator, plumbing for washing machine, Velux window and double glazed window to the rear elevation.

#### CLOAKROOM

1.76m x 1.48m (5'9" x 4'10" )

White suite comprising low flush WC, hand basin, oil fired central heating boiler and opaque double glazed window to the rear elevation.

#### CONSERVATORY

5.10m x 3.28m (16'8" x 10'9" )

Brick and UPVC construction, double doors leading to the rear garden, tiled flooring, radiator, recess lighting, coving to ceiling and door leading to the garage.

#### KITCHEN

4.37m x 3.15m (14'4" x 10'4" )

Matching arrangement of floor and wall cupboards, working surfaces incorporating double bowl stainless steel sink unit, integrated oven and hob, double radiator, boarded ceiling and double glazed window to the side elevation.

#### DINING ROOM

4.65m x 3.63m (15'3" x 11'10" )

Double radiator, coving to ceiling, radiator, stairs to the first floor accommodation with under stairs cupboard, UPVC door to side with opaque panels to either side. Double doors leading to;

#### LOUNGE

8.12m x 3.63m (26'7" x 11'10" )

Tiled fireplace and hearth with open grate, three radiators, coving to ceiling, four wall light points, two bay double glazed windows to the front elevation and double glazed window to the side elevation.

#### BEDROOM ONE

3.63m x 3.34m (11'10" x 10'11" )

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

#### BOX ROOM

1.68m x 1.37m (5'6" x 4'5" )

Fitted cupboards and double glazed window to the side elevation.

#### BATHROOM

3.60m x 1.69m (11'9" x 5'6" )

White suite comprising panelled bath, pedestal hand basin, low flush WC, airing cupboard housing hot water cylinder with immersion heater, radiator, fully tiled and opaque double glazed window to the side elevation.

#### LANDING

Access to loft space.

#### BEDROOM TWO

3.80m x 2.82m (12'5" x 9'3" )

Radiator, fitted cupboard and double glazed window to the side elevation.

#### BEDROOM THREE

2.70m x 2.78m (8'10" x 9'1" )

Radiator and double glazed window to the side elevation.

#### SEPARATE WC

0.87m x 1.72m (2'10" x 5'7" )

Coloured suite comprising low flush WC, hand basin, radiator and opaque double glazed window to the side elevation.

#### OUTSIDE

Driveway to the side of the property leading to the garage.

The front of the property is lawned.

#### ATTACHED GARAGE

3.61m x 4.81m (11'10" x 15'9" )

Attached to the property, roller shutter door, with power and light.

#### OUTBUILDINGS

3.64m x 4.79m narrowing to 2.38m (11'11" x 15'8" narrowing to 7'9")

There is a range of timber outbuildings.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

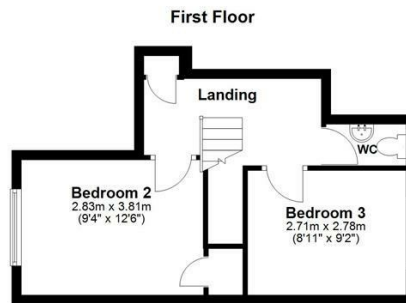
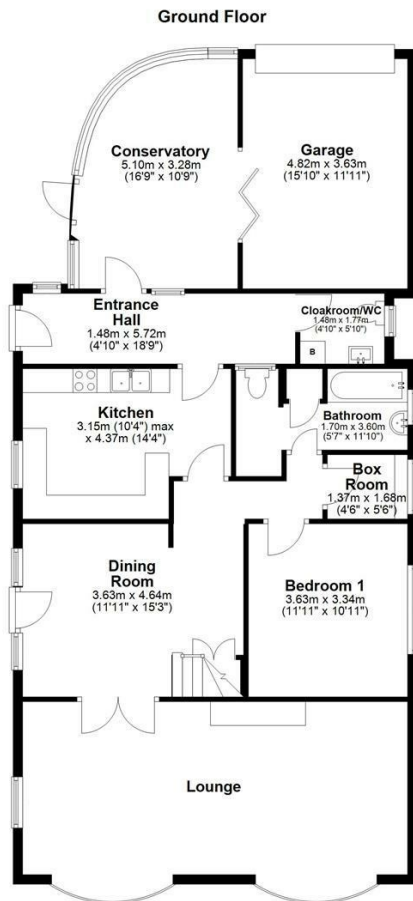
##### SERVICES

Mains water, electricity and drainage. The central heating is via an oil fired central heating boiler. Full fibre broadband and telephone connection subject to renewal.

##### COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band E.





#### 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.

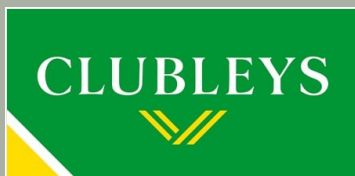
#### MORTGAGES

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](mailto: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.

#### 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.



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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 |                         | 68        |
| (39-54)                                     | E | 42                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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.