

CLUBLEYS



North View,
Fangfoss, YO41 5QH
£450,000



ABOUT THE PROPERTY

A beautifully refurbished detached home in the sought-after village of Fangfoss, offering stylish and generous space throughout.

The property features a brand-new contemporary kitchen and two inviting reception rooms, both enhanced by log burners. The first floor provides three well-proportioned bedrooms and a modern family bathroom.

Outside, a substantial double garage sits to the rear, complete with a fully boarded loft providing excellent storage.

This impressive home is ready to move straight into and perfectly suited for those seeking village living with modern comfort.

Another notable feature is its attractive location, which provides an outlook over the green area.
Offered for sale with no forward chain.

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





ENTRANCE HALL

3.15m x 2.14m (10'4" x 7'0")

Entered via a composite front entrance door, fitted carpet, radiator and understairs cupboard.

CLOAKROOM/WC

0.89m x 2.16m (2'11" x 7'1")

White suite comprising wash hand basin, low flush wc, laminate flooring and chrome towel radiator.

UPVC window to side of property

LIVING ROOM

4.27m x 4.95m (14'0" x 16'2")

Log burner in fireplace, patio doors to rear and window to side of property. Radiator, coving to the ceiling, and ceiling rose light point.

DINING ROOM

3.99m x 3.59m (13'1" x 11'9")

Log burner in fireplace, radiator, coving to the ceiling, and window to front of property.

DINING KITCHEN

3.99m x 3.59m (13'1" x 11'9")

Fitted with a range of wall and base units, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integrated oven, hob with extractor hood over, plumbing for a dishwasher, and space for a fridge freezer. Laminate flooring, double radiator, coving to the ceiling, and UPVC window to the rear elevation.

UTILITY ROOM/ENTRANCE

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

Worksurfaces, plumbing for washing machine and space for a tumble dryer, laminate flooring, UPVC windows to the rear & side of property, and UPVC door to rear.

LANDING

3.18m x 4.28m (10'5" x 14'0")

Spacious landing with UPVC window to front of property. Built in storage cupboard with shelves and hanging rail, coving to the ceiling, and radiator.

BEDROOM ONE

3.51m x 3.99m (11'6" x 13'1")

UPVC windows to the front elevation with views overlooking the green, UPVC window to the side elevation, storage cupboard housing hot water cylinder, and radiator.

BEDROOM TWO

2.89m x 3.62m (9'5" x 11'10")

UPVC window to rear of property, radiator, and coving to the ceiling.

BEDROOM THREE

3.61m x 2.89m (11'10" x 9'5")

UPVC window to rear of property, fitted carpet and radiator.

Fitted wardrobe with shelving and hanging rail.

FAMILY BATHROOM

2.41m x 2.58m (7'10" x 8'5")

White suite comprising bath, wash hand basin, low flush WC, and separate shower cubicle. Laminate flooring, chrome towel radiator, and opaque UPVC window to the rear elevation.

OUTSIDE

The property benefits from a large, low-maintenance featuring an extensive patio, well-kept lawn and a practical turning area.

DETACHED DOUBLE GARAGE

6.81m x 5.53m (22'4" x 18'1")

Double garage with power and light, stairs to fully boarded loft area.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

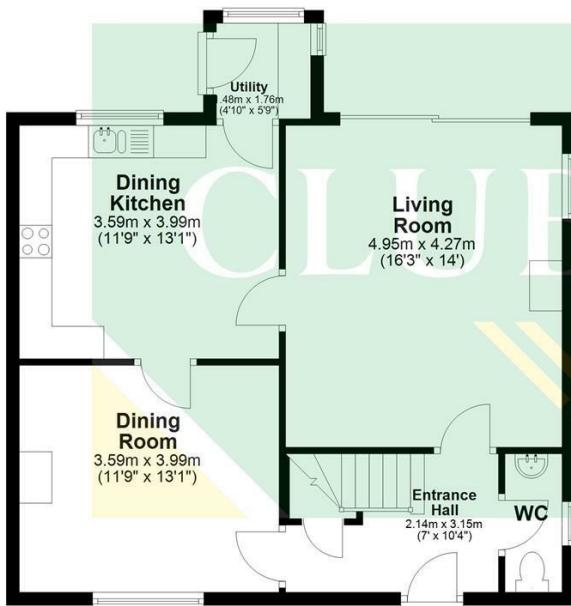
Mains Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

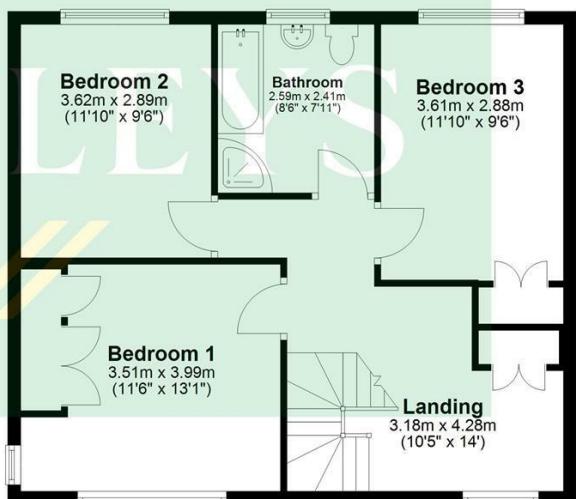
East Riding of Yorkshire Council - Council Tax Band E.



Ground Floor



First Floor



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.

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	74	
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.