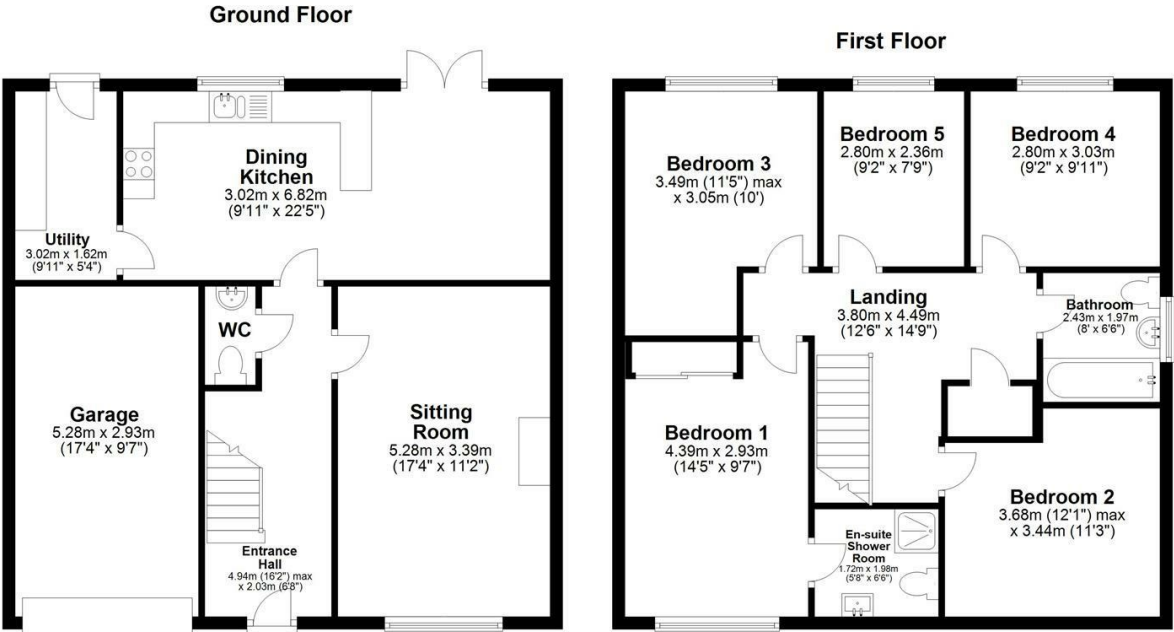




2, Cornfield View,  
Wilberfoss, YO41 5AE  
Guide Price £390,000



**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

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

**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.

**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.



**\*\*PART-EXCHANGE CONSIDERED or £10,000 ALLOWANCE TOWARDS DEPOSIT\*\* NO ONWARD CHAIN\*\***

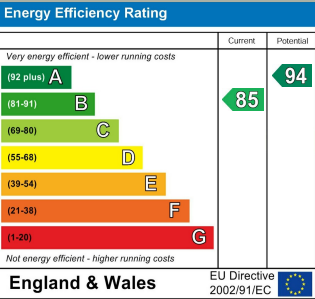
This modern tastefully presented FIVE BEDROOMED DETACHED family home merits your earliest attention. Situated in a quiet cul-de-sac shared with just three other dwellings You are greeted by an welcoming entrance hall with stairs leading to the first floor accommodation.

To the front of the property is a lovely cosy lounge with a wonderful log burner perfect for those colder winter evenings. At the rear of the property, the open plan kitchen/diner is thoughtfully designed, featuring a stylish L-shaped breakfast bar, this perfectly combines functionality and a space for casual dining or entertaining. A separate utility room offers practical convenience providing ample space for washing machine and tumble dryer. Upstairs the property boasts FIVE bedrooms, offering plenty of space for family and guests. The master bedroom stands out with its re-fitted en-suite shower room. Also features a well appointed family bathroom complete with a bath and shower over.

Externally there is a westerly facing rear garden which is divided into two sections



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
pocklington@clubleys.com  
www.clubleys.com



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.

**ENTRANCE HALL**

4.94m x 2.01m (16'2" x 6'7" )

Entered via a composite front entrance door, having concealed radiator and stairs to the first floor accommodation.

**CLOAKROOM/WC**

1.63m x 0.89m (5'4" x 2'11" )

Fitted suite comprising low level WC and hand basin.

**SITTING ROOM**

5.28m x 3.38m (17'3" x 11'1" )

Log burner, concealed radiator and double glazed window to the front elevation.

**DINING KITCHEN**

6.84m x 3.02m (22'5" x 9'10" )

Fitted with a matching arrangement of floor and wall cupboards with working surfaces, one and a half stainless steel sink unit, built in oven, four ring gas hob with extractor hood over, space for dishwasher, concealed radiator, laminate flooring, double doors and double glazed window to the rear elevation.

**UTILITY/REAR ENTRANCE**

3.02m x 1.62m (9'10" x 5'3" )

Having wall mounted gas central heating boiler, plumbing for washing machine, space for tumble dryer and personal rear door.

**SPACIOUS LANDING**

3.80m x 1.98m extending to 4.50m (12'5" x 6'5" extending to 14'9" )

Having cupboard space off and access to the loft.

**MASTER BEDROOM**

4.35m x 2.93m (14'3" x 9'7" )

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

**EN-SUITE SHOWER ROOM**

1.99m x 1.70m (6'6" x 5'6" )

Re-fitted en-suite shower room comprising shower cubicle, hand basin, low level WC, radiator, coving to ceiling and opaque double glazed window to the front elevation.

**BEDROOM TWO**

3.46m x 3.03m extending to 3.68m (11'4" x 9'11" extending to 12'0" )

Double glazed window to the front elevation and radiator.

**BEDROOM THREE**

3.49m x 3.05m (11'5" x 10'0" )

Double glazed window to the rear elevation and radiator,

**BEDROOM FOUR**

3.04m x 2.80m (9'11" x 9'2" )

Double glazed window to the rear elevation and radiator.

**BEDROOM FIVE**

2.82m x 2.31m (9'3" x 7'6" )

Part wood panelling to one wall, radiator and double glazed window to the rear elevation.

**FAMILY BATHROOM**

2.44m x 1.96m (8'0" x 6'5" )

Fitted suite comprising bath with mixer tap and shower over with side screen, pedestal hand basin, low flush WC, chrome radiator and opaque double glazed window to the side elevation.

**OUTSIDE**

Westerly facing garden divided into two separate areas, lawned, paved patio/gravelled area, patio seating area and log store. Overlooking fields to the side.

Driveway to the front elevation providing parking for two cars.

**INTEGRAL GARAGE**

Having up and over door and power and light is connected.

**ADDITIONAL INFORMATION**

There is a maintenance charge associated with the property.

**APPLIANCES**

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

**SERVICES**

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band E.

**BROADBAND**

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

**MOBILE**

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

**REFERRAL FEES**

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.

