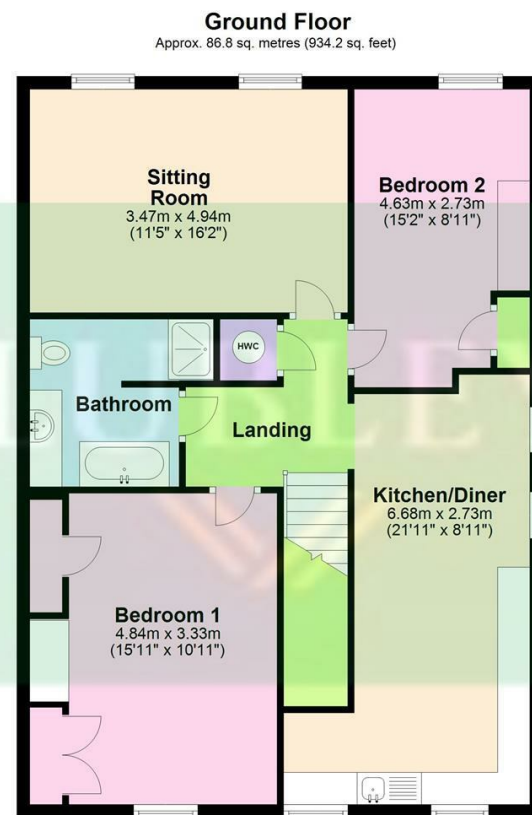




2, Manor House Farm,  
York, North Newbald, YO43 4TD  
£200,000



Total area: approx. 86.8 sq. metres (934.2 sq. feet)  
This plan is for illustrative purposes only.  
Plan produced using PlanUp.



**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(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.

Discover a rare gem in the heart of the village – an apartment that seamlessly blends country charm with a touch of urban sophistication. This first-floor property boasts a spacious kitchen adorned with elegant wood flooring and fitted units, bathing in natural light from windows on two sides. The inviting sitting room offers a picturesque view of the Church, enhanced by the warmth of a log-burning stove. Two bedrooms and a well-appointed four-piece bathroom complete the interior. Outside, the property provides two parking spaces, one covered, ensuring convenience. With no onward chain, this unique residence is an opportunity not to be missed for those seeking the perfect blend of tranquillity and charm.

Leasehold. East Riding of Yorkshire Council Tax Band C.



www.clubleys.com



#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door, tiled floor. Wall mounted electric heater, stairs leading to first floor.

##### LANDING

Wall mounted electric heater, fitted cupboard housing hot water cylinder, ceiling coving.

##### KITCHEN

6.68m x 2.73m (21'10" x 8'11")  
 Fitted with a range of wall and base units comprising complimentary granite worktops, single drainer ceramic sink unit. Integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine. Extractor hood. Recessed ceiling lights, wood flooring, ceiling coving, wall mounted electric heater.

##### SITTING ROOM

3.47m x 4.94m (11'4" x 16'2")  
 Feature multi fuel stove with wooden mantle, inset and hearth. Ceiling coving, television point, wall mounted electric heater.

##### BEDROOM ONE

4.84m x 3.33m (15'10" x 10'11")  
 Two fitted cupboards, wall mounted electric heater, ceiling coving.

##### BEDROOM TWO

4.63m x 2.73m (15'2" x 8'11" )  
 Fitted cupboard, wall mounted electric heater, ceiling coving.

##### BATHROOM

Four piece white suite comprising panelled bath, step in shower cubicle, low flush WC and wash hand basin set in vanity unit. Chrome heated towel radiator, fully tiled walls, access to loft space.

##### OUTSIDE

Outside, the property provides two parking spaces, one covered.

##### ADDITIONAL INFORMATION

The vendor informs us that there is a ground rent of £10 per annum.

##### SERVICES

Mains electric, drainage and water.

##### APPLIANCES

No appliances have been tested by the Agent.

