



32, Southfield Road,
Wetwang, YO25 9XX
£239,950



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		
(55-68)	D		52
(39-54)	E		
(21-38)	F	27	
(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.

Nestled in the picturesque Yorkshire Wolds, this charming three-bedroom detached bungalow invites you to experience the epitome of countryside living. With open views to the front capturing the essence of rural beauty. You'll immediately feel at home upon entering the warm and inviting hallway. The spacious kitchen, boasting ample storage and workspace, is perfect for culinary endeavours, while the generously-sized sitting room offers relaxation with its log burning stove. Retreat to the three peaceful double bedrooms, accompanied by a recently fitted shower room for added convenience. Outside, the well-maintained lawned gardens provide a tranquil backdrop, adorned with flowers, hedges, and shrubs, offering a sense of privacy with fence boundaries. There is a side driveway leading to a garage, ensuring practicality and convenience.
Tenure: Freehold. East Riding of Yorkshire Council: Band C.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, telephone point.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, radiator.

KITCHEN

3.64m x 3.02m (11'11" x 9'10")

Fitted with a range of wall and base units comprising work surfaces, electric oven and hob, extractor hood over, 1.5 bowl stainless steel sink unit, plumbing for automatic washing machine, plumbing for dishwasher, part tiled walls, radiator, fitted cupboard, rear entrance door, wooden, flooring, wall mounted gas fired central heating boiler.

SITTING ROOM

5.76m x 3.63m (18'10" x 11'10")

Multi fuel stove in tiled hearth and wooden mantle, T.V. aerial point, two radiators.

INNER HALL

Fitted cupboard, access to loft space (ladder, light, partially boarded).

BEDROOM ONE

3.33m x 3.64m (10'11" x 11'11")

Radiator.

BEDROOM TWO

4.40m x 3.02m (14'5" x 9'10")

Radiator, wash hand basin set in vanity unit.

BEDROOM THREE

2.74m x 2.62m (8'11" x 8'7")

Radiator.

SHOWER ROOM

Three piece suite comprising walk in shower cubicle, pedestal wash hand basin, low flush W.C., fully tiled walls, chrome heated towel rail, extractor.

OUTSIDE

Outside, the well-maintained lawned gardens provide a tranquil backdrop, adorned with flowers, hedges, and shrubs, offering a sense of privacy with fence boundaries

DETACHED GARAGE

5.31m x 2.64m (17'5" x 8'7")

Up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, Lpg gas, electricity and septic tank.

APPLIANCES

No Appliances have been tested by the Agent.

