



Shiptonthorpe Arms,
Shiptonthorpe, YO43 3PG
£450,000



ABOUT THE PROPERTY

A substantial detached property, currently a bed and breakfast offering an excellent investment opportunity, or subject to change of use, a considerable family home standing in the heart of Shiptonthorpe, a highly desirable village in the East Riding of Yorkshire.

This ten-bedroom multiple occupancy freehold property, formerly a public house, has been meticulously renovated by the current owners over the last 8 years. Now, it stands as a testament to quality, offering two spacious kitchen/breakfast rooms, 8 bedrooms with 6 en-suites, and a separate apartment comprising two bedrooms, a bathroom, a kitchen, and a sitting room. The property has a HMO license for up to 14 people. The property is primed for multiple tenants, offering an excellent investment opportunity. The current owners have enjoyed running this business for the past 8 years and are now looking to retire, offering a unique opportunity for a new generation to take over and further enhance this thriving business. Whether you're an experienced investor or new to the market, this property represents a solid investment opportunity in a sought-after location. Additionally, the property offers ample parking outside, ensuring convenience and ease of access for tenants and visitors alike.

Tenure: Freehold







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator, entrance door, mahogany flooring.

KITCHEN

3.67 x 5.46 (12'0" x 17'11")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, plumbing for dishwasher, tiled floor, part tiled walls, electric oven with gas hob and extractor over, fitted cupboard, storage area.

BEDROOM 1

4.17 x 6.59 (13'8" x 21'7")

Formerly the guest sitting room. Mahogany flooring, two radiators.

BEDROOM 2

5.50 x 5.97 (18'1" x 19'7")

Formerly the guest dining room. Mahogany flooring, radiator, open chimney and tiled hearth.

SHOWER ROOM

Step in shower cubicle, wash hand basin, separate WC.

ENTRANCE HALL.

Stairs leading to bedrooms 4,5,6 & 7.

GUEST KITCHEN/BREAKFAST ROOM

4.61 x 5.64 (15'1" x 18'6")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven with ceramic hob and extractor over, mahogany flooring, radiator, fitted cupboard.

BEDROOM 3

4.40 x 3.34 (14'5" x 10'11")

Radiator, recessed ceiling lights.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, recessed ceiling lights, extractor fan, chrome ladder style radiator.

BOILER ROOM

Two boiler rooms housing wall mounted gas fired central heating boilers.

FIRST FLOOR ACCOMMODATION

BEDROOM 4

4.40m max x 5.59m max (14'5" max x 18'4" max)

Radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, recessed ceiling lights, extractor fan, chrome ladder style radiator.

BEDROOM 5

4.05m max x 3.24m (13'3" max x 10'7")

Radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, recessed ceiling lights, extractor fan, chrome ladder style radiator.

BEDROOM 6

4.05m max x 3.32m (13'3" max x 10'10")

Radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, recessed ceiling lights, extractor fan, chrome ladder style radiator.

BEDROOM 7

4.40m max x 3.32m (14'5" max x 10'10")

Radiator.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, recessed ceiling lights, extractor fan, chrome ladder style radiator.

BEDROOM 8

4.00 x 2.89 (13'1" x 9'6")

Radiator, two velux windows.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, recessed ceiling lights, extractor fan, chrome ladder style radiator, velux window.

APARTMENT

SITTING ROOM

5.51 x 4.22 (18'1" x 13'10")

Radiator, TV aerial point.

KITCHEN

3.71 x 2.66 (12'2" x 8'9")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, plumbing for automatic washer, radiator, extractor fan.

BEDROOM 9

4.00 x 4.21 (13'1" x 13'10")

Radiator.

BEDROOM 10

2.52 x 3.15 (8'3" x 10'4")

Radiator.

BATHROOM

Four piece suite comprising panelled bath, step in shower cubicle, low flush WC, pedestal wash hand basin.

OUTSIDE

The property offers ample parking outside, ensuring convenience and ease of access for tenants and visitors alike.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





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

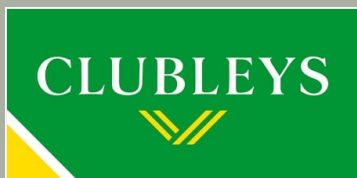
FREE VALUATIONS FOR SALE

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.



60 - 64 Market Place, Market
Weighton, York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		1
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.