



West View, York Road,
Shiptonthorpe, YO43 3PG
£340,000



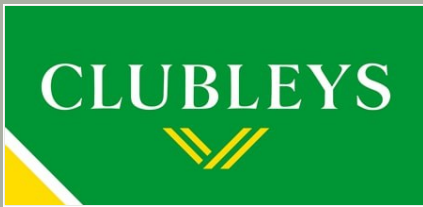
ABOUT THE PROPERTY

Welcome to this charming double-fronted property, which has been extended over the years to create a spacious and versatile home. The ground floor features an entrance hall, sitting room, lounge, office, cloakroom/WC, kitchen, and a dining room. Additionally, a former rear one-bedroom annexe has been seamlessly incorporated into the main living area, now offering a generous dining/day room with separate stairs leading to bedroom 4 and its own bathroom. The first floor boasts three double bedrooms, two of which have en-suite bathrooms, and a family bathroom, ensuring ample space for everyone. Outside, the rear garden offers a delightful paved seating area that transitions into a block-paved section, perfect for outdoor dining and relaxation. The front garden is elegantly framed by a low wall with railings, featuring a central path and gate that enhance the property's curb appeal. Additionally, the property includes gated access to a rear parking area and a workshop currently used as a home gym. This exceptional home provides four bedrooms and four bathrooms, ensuring comfort and convenience for the entire family.

East Riding Of Yorkshire Council Band C. Tenure Freehold.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs leading to first floor.

LOUNGE

3.90m x 3.27m (12'9" x 10'8")
Brick inset and tiled hearth, dado rail, ceiling coving, radiator.

SITTING ROOM

4.58m x 3.42m (15'0" x 11'2")
Multifuel stove with tiled hearth and brick inset. Radiator, TV aerial point, ceiling coving, ceiling rose, wall lights.

OFFICE

2.03m x 4.18m (6'7" x 13'8")
Recessed ceiling lights, radiator, tiled floor, under stairs cupboard, PVC French doors leading to the rear.

CLOAKROOM/WC

Two piece white suite comprising low flush WC, pedestal wash hand basin, tiled floor, chrome heated towel rail.

KITCHEN

4.30m x 3.78m (14'1" x 12'4")
Fitted base units comprising work surface, ceramic sink unit, plumbing for dishwasher, radiator, tiled floor, PVC stable door leading to the rear.

DINING ROOM

6.09m x 3.78m (19'11" x 12'4")
Laminate flooring, wall lights, radiator, wall-mounted gas-fired central heating boiler. This boiler is for the dining room, bedroom 4, and bedroom 4's bathroom. PVC side entrance door, stairs leading to bedroom 4.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space, cupboard housing wall mounted gas fired central heating boiler.

BEDROOM 1

4.33m x 3.84m (14'2" x 12'7")
Radiator, access to roof space.

EN-SUITE

Three piece white suite comprising step in shower cubicle, wash hand basin set in vanity unit, low flush WC, laminate flooring, radiator, Velux window.

BEDROOM 2

3.92m x 3.27m (12'10" x 10'8")
Decorative cast iron fireplace with wood surround and mantle, radiator, ceiling coving.

EN-SUITE

Three piece white suite comprising panelled bath, low flush WC, wash hand basin with tiled splash back, part tiled walls, laminate flooring, radiator, Velux window.

BEDROOM 3

4.57m x 3.42m (14'11" x 11'2")
Radiator, ceiling coving.

BATHROOM

Three piece white suite comprising panelled bath with shower over, low flush WC, wash hand basin set in vanity unit with tiled splash back, heated towel rail, laminate flooring, Velux window.

BEDROOM 4

4.41m x 3.84m (14'5" x 12'7")
Radiator.

EN-SUITE

Three piece white suite comprising panelled bath, wash hand basin with tiled splash back, low flush WC, radiator.

OUTSIDE

Outside, the rear garden offers a delightful paved seating area that transitions into a block-paved section, perfect for outdoor dining and relaxation. The front garden is elegantly framed by a low wall with railings, featuring a central path and gate that enhance the property's curb appeal. Additionally, the property includes gated access to a rear parking area and a workshop currently used as a home gym.

ADDITIONAL INFORMATION

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

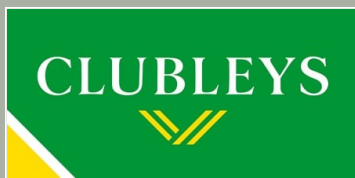
FREE VALUATIONS FOR SALE

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		83
(69-80)	C		
(55-68)	D	62	
(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.