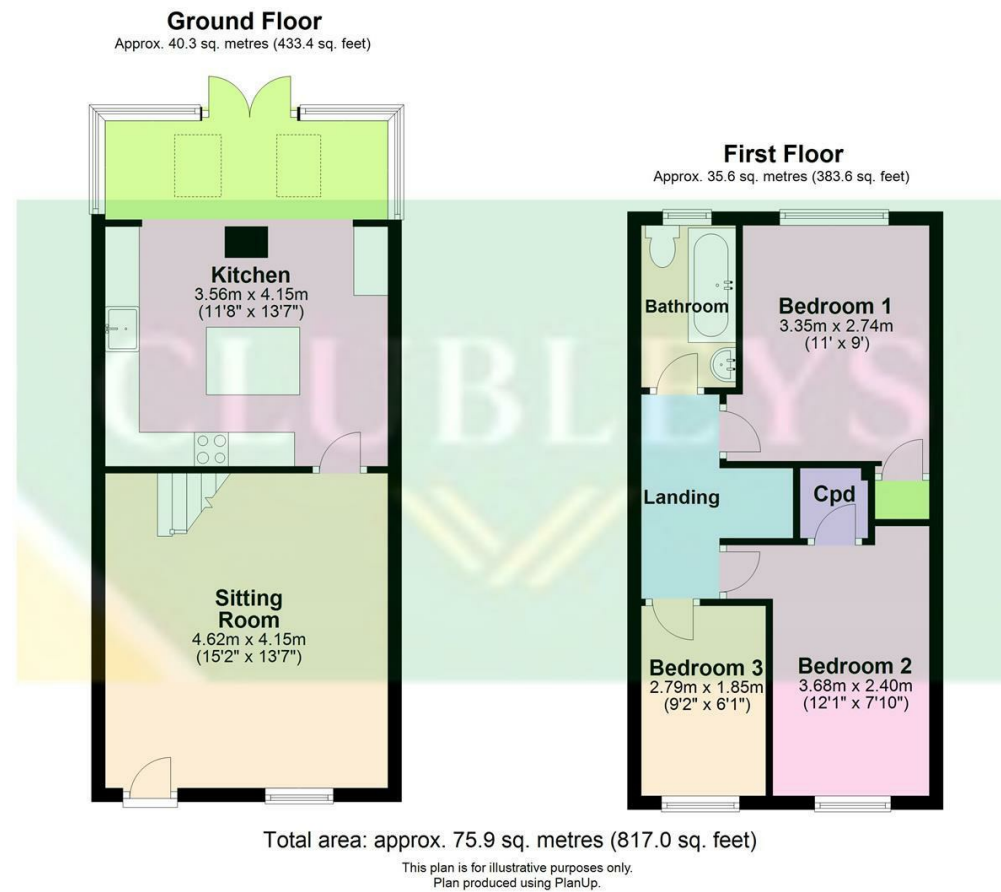




2, Church Close,
Bubwith, YO8 6NB
£220,000



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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 this deceptively spacious mid-terrace three-bedroom property. With its charming fenced cottage garden, this home boasts a large plot and features a garage and two parking spaces at the rear. Inside, a generous sitting room at the front leads to an extended kitchen at the rear, complete with an island/breakfast bar, Velux windows, and French doors that open to the garden, creating a bright and airy living space. Upstairs, the property offers three well-proportioned bedrooms and a modern bathroom with a sleek white suite and an extra-long, deep bath for ultimate relaxation. The rear garden is a true oasis with raised planters, an artificial lawn, and fenced boundaries, plus gated access to the rear garage with two parking spaces. The front garden is fenced with manicured box hedging, gravel, and a side path. This property surprises with its spacious interiors, making it an ideal home for families and professionals alike. Since ownership, the owners have added all new anthracite radiators, Hive smart heating, and an oil tank. Tenure: Freehold. East Riding of Yorkshire Council BAND B.



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THE ACCOMMODATION COMPRISES**SITTING ROOM**

4.62m x 4.15m (15'1" x 13'7")

PVC front entrance door, decorative beams, laminate flooring, TV and phone point, wall light points, radiator and stairs to first floor accommodation.

KITCHEN/DINER

3.56m x 4.15m (11'8" x 13'7")

Fitted with a range of wall and base units comprising granite working surfaces, stainless steel sink unit, integrated dishwasher, integrated fridge and freezer, electric double oven with electric NEFF ceramic hob with extractor hood over, tiled floor, recessed ceiling lights, plumbing for automatic washer, feature storage units with Quartz worksurface, PVC rear entrance door.

SECOND FLOOR ACCOMMODATION**LANDING**

Access to loft space, laminate flooring .

BEDROOM 1

3.35m x 2.74m (10'11" x 8'11")

TV point, laminate flooring, radiator, fitted wardrobes.

BEDROOM 2

3.96m x 2.40m (12'11" x 7'10")

TV point, radiator, laminate flooring, fitted cupboards.

BEDROOM 3

2.79m x 1.85m (9'1" x 6'0")

TV point, radiator, laminate flooring.

BATHROOM

White suite comprising panelled bath, low flush WC, wash hand basin, tiled floor, chrome ladder radiator.

OUTSIDE

The rear garden is a true oasis with raised planters, an artificial lawn, and fenced boundaries, plus gated access to the rear garage with two parking spaces. The front garden is fenced with manicured box hedging, gravel, and a side path.

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

