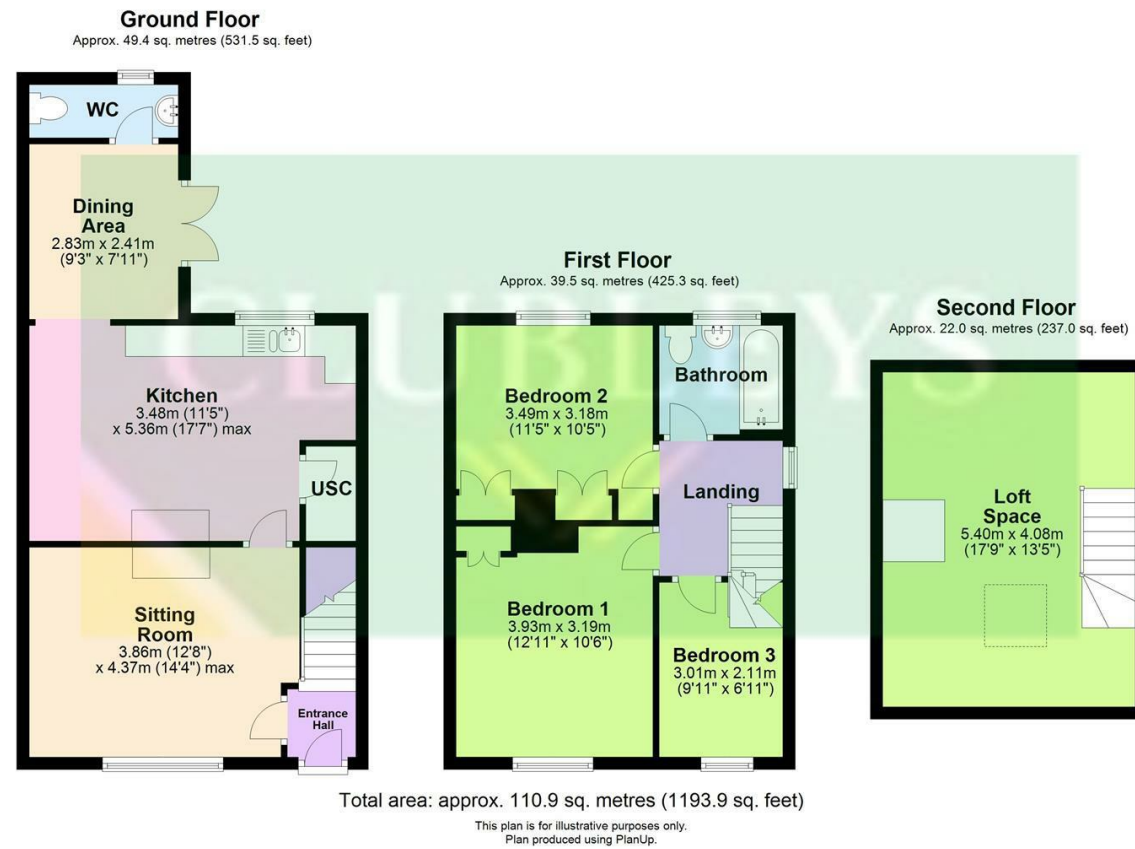




Mayville,
Shiptonthorpe, Town Street, YO43 3PE
£230,000



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

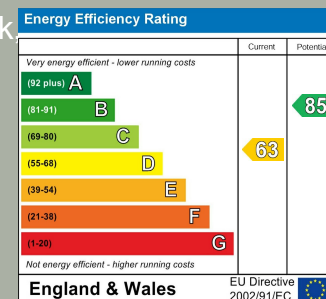
FREE VALUATIONS FOR SALE

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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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.

This spacious three-bedroom family home, set on a generous plot, offers fantastic potential for those looking to create their ideal living space. The ground floor features an inviting entrance hall with stairs to the first floor, a comfortable sitting room, and a kitchen diner that overlooks the rear garden. The kitchen is open to an additional dining area and includes a convenient downstairs WC. Upstairs, there are three bedrooms and a family bathroom, with the third bedroom cleverly adapted to provide staircase access to a decorated loft space complete with a Velux window and eaves storage. Externally, the property boasts a large rear garden, primarily lawned with a paved patio area, a summer house, and fence boundaries. The front of the home is block-paved, providing off-street parking, and double gates offer access to the rear. The garage, previously used as additional living accommodation, adds to the home's versatility. While the property is in need of updating and care, it presents a unique opportunity for buyers to renovate and personalise the space, both inside and out, to suit their tastes and lifestyle.
Tenure: Freehold. East Riding of Yorkshire Council Band C.



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, radiator, ceiling coving, stairs leading to first floor.

SITTING ROOM

4.377m x 3.944m (14'4" x 12'11")

Brick fireplace with wood mantle and feature log burning stove, ceiling coving, radiator, TV aerial outlet.

DINING KITCHEN

3.484m x 5.359m (11'5" x 17'6")

With a range of wood grain wall and floor units comprising granite work surfaces incorporating 1.5 bowl ceramic sink unit, integrated dishwasher and washing machine, chrome chimney hood, part tiled walls, ceiling coving radiator, recessed cupboard housing gas fired central heating, tiled floor, archway leading to:

DINING AREA

2.833m x 2.422m (9'3" x 7'11")

With radiator, ceiling coving, tiled floor.

CLOAKROOM

2.416m x 0.852m (7'11" x 2'9")

White low flush WC and wash hand basin set on vanity plinth, ceiling coving, tiled floor, access to roof space.

FIRST FLOOR ACCOMMODATION**LANDING**

Access to roof space, ceiling coving

BEDROOM ONE

3.500m x 3.187m (11'5" x 10'5")

Airing cupboard housing hot water cylinder, wardrobe, radiator, ceiling coving.

BEDROOM TWO

3.958m x 3.188m (12'11" x 10'5")

Fitted wardrobe, radiator, ceiling coving

BEDROOM THREE

3.056m x 2.117m (10'0" x 6'11")

Ceiling coving, picture rail.

BATHROOM

White suite comprising low flush WC, pedestal hand basin, panelled bath with shower over, tiled walls, recessed ceiling light, tiled floor, chrome towel rail.

DECORATED LOFT SPACE

Large decorated space, velux window.

OUTSIDE

To the front and side there is a block paved driveway providing ample parking. At the rear there is a courtyard seating area leading to a raised patio and an enclosed lawn area.

FORMER GARAGE SPACE

5.797m x 2.859m (19'0" x 9'4")

Converted, insulated and decorated room with French doors at the side leading to the garden.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage

APPLIANCES

No appliances have been tested by the Agent.

