

The Kennels, Town Street,
Shiptonthorpe, YO43 3PE
Offers In The Region Of £450,000



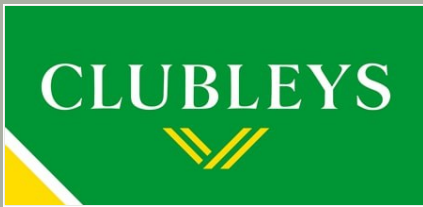
ABOUT THE PROPERTY

Discover the charm of this traditional double-fronted property, steeped in history with original features believed to date back to 1750. This spacious and versatile family home has been thoughtfully extended over the years, offering a perfect blend of classic character and modern living. With three reception rooms and generously sized bedrooms, there's ample space for every family member to enjoy. Set on 0.464 acres (0.188 hectares) of land, the property boasts a stunning rear garden with open views, making it an ideal retreat for outdoor living and family gatherings. The ground floor accommodation includes an inviting entrance hall, a cosy sitting room, a formal dining room, a well-equipped kitchen, a utility room, and a convenient WC. Upstairs, you'll find four bedrooms, including a master with an en-suite, as well as a family bathroom. The rear of the property features a paved, decked, and gravelled area leading to two stables and a beautifully maintained lawned garden, framed by established trees and fencing. A driveway and garage complete the exterior, providing ample parking and storage. This home is ready to welcome a new family, offering endless possibilities to breathe new life into its historic walls and enjoy the peaceful, picturesque setting for years to come.

East Riding of Yorkshire Council BAND D. Tenure: Freehold.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate floor, radiator, stairs to first floor.

SITTING ROOM

3.95m x 4.04m (12'11" x 13'3")

Laminate wood flooring, cast iron gas fire, brick inset, radiator, decorated exposed beams.

DINING ROOM

3.95m x 3.65m (12'11" x 11'11")

Radiator, decorative exposed beams.

LOUNGE

5.22m x 4.42m (17'1" x 14'6")

Gas fire set on a marble effect hearth with wooden surround, radiator, T.V. aerial point.

KITCHEN/DINER

4.94m x 3.96m (16'2" x 12'11")

Fitted base units comprising work surfaces, ceramic sink unit, electric oven, gas hob with extractor hood over, Velux window, tiled floor, decorative exposed beams, telephone point, rear entrance door.

PANTRY/UTILITY

Fitted base units, single drain stainless steel sink unit, plumbing for automatic washing machine, tiled floor, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, recessed ceiling lights, extractor.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM 1

3.84m x 4.45m (12'7" x 14'7")

Two Velux windows, radiator, recessed ceiling lights.

EN SUITE

Three piece suite comprising panelled bath, shower over, pedestal wash hand basin, low flush W.C., part tiled walls, extractor, recessed ceiling lights, laminate wood flooring.

BEDROOM TWO

3.95m x 4.15m (12'11" x 13'7")

Wood stripped flooring, radiator, decorative exposed beams.

BEDROOM THREE

4.02m x 3.72m (13'2" x 12'2")

Wood stripped flooring, radiator, decorative exposed beams, open brick inset.

BEDROOM FOUR

2.31m x 4.15m (7'6" x 13'7")

Velux window, stairs to loft space.

BATHROOM

Three piece suite comprising "P" shaped bath, shower over, shower screen, low flush W.C., pedestal wash hand basin, fully tiled walls, wood stripped flooring.

OUTSIDE

The rear of the property features a paved, decked, and gravelled area leading to two stables and a beautifully maintained lawned garden, framed by established trees and fencing. A driveway and garage complete the exterior, providing ample parking and storage.

GARAGE

5.3m x 3.97m (17'4" x 13'0")

Timber double doors, power and light.

STABLE 1

5.09m x 2.99m (16'8" x 9'9")

Power and light.

STABLE 2

5.14m x 2.99m (16'10" x 9'9")

Power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.





Total area: approx. 184.7 sq. metres (1988.0 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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		83
(69-80)	C	71	
(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	

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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.