

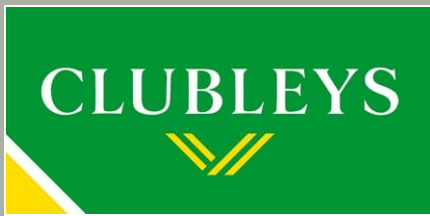
Crossfields, Town Street,
Shiptonthorpe, YO43 3PE

£330,000



****LOCATION, LOCATION, LOCATION**** A wonderful opportunity to acquire this 3/4 bedroom chalet style bungalow, situated in the sought after village of Shiptonthorpe. This spacious property is in excellent order throughout, standing on a generous plot, having gardens to three sides and driveway allowing ample off street parking and access to the attached double garage. The accommodation briefly comprises: Entrance hall, sitting room, kitchen, utility room, conservatory, two ground floor bedrooms, one of which could be used as a dining room and bathroom. To the first floor are two further bedrooms and separate WC. Viewing is highly recommended.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: D

Shiptonthorpe is conveniently situated on the A1079 between York and Hull, and has a wonderful community spirit with regular events taking place in the village hall. There is a selection of village amenities including a bowling club, a church, 24 hour garage with a mini-supermarket, a garden centre with restaurant and coffee shop and two further restaurants and an excellent regular bus service. Ideally located for access to Market Weighton, Pocklington, Beverley, Hull (2017 city of culture), historic City of York and the Coast. Popular surrounding areas of interest include Bempton Cliffs, Burnby Hall and Gardens, Castle Howard, Sledmere House, Whitby and Bridlington. Situated on the doorstep of the Yorkshire Wolds which present amazing landscapes for walkers and cyclists along the 79 mile way.

Entrance hall

PVC front entrance door, laminate wood flooring, recessed ceiling lights, radiator. There is a staircase providing access to the first floor.

Sitting Room

7.53m x 3.95m (24'8" x 13'0")

Coal effect electric fire, (gas point) with marble effect inset and hearth and wooden surround, TV and telephone point, 2 x radiators, wall light points.

Bedroom 1

3.80m x 3.80m (12'6" x 12'6")

Radiator, wall light points.

Bedroom 2/Dining Room

3.63m x 3.80m (11'11" x 12'6")

Radiator.

Bathroom

Four piece white suite comprising panel bath, low flush WC, wash hand basin set on vanity unit and step in shower cubicle. Radiator, recessed ceiling lights, extractor fan.

Kitchen

3.46m x 4.15m (11'4" x 13'7")

Fitted with a range of wall and base units comprising work surfaces, electric oven and hob, extractor hood over, 1.5 bowl stainless steel sink unit, breakfast bar, part tiled walls, tiled floor.

Utility

1.96m x 3.50m (6'5" x 11'6")

Fitted base units with stainless steel sink unit, plumbing for automatic washing machine, tiled floor, PVC rear entrance door, archway leading to the conservatory.

Conservatory

PVC windows to two sides with brick dwarf wall below and polycarbonate roof, PVC rear entrance door, tiled floor.

Landing

Eaves storage space.

Bedroom

3.68m x 3.95m (12'1" x 13'0")

Velux style window, eaves storage space, recessed ceiling lights, radiator.

Bedroom

3.68m x 3.80m (12'1" x 12'6")

Velux style window, eaves storage space, recessed ceiling lights, radiator.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin, eaves storage, radiator, recessed ceiling lights, partially tiled walls.

Garage

Electric up and over door, power and light, wall mounted gas fired central heating boiler.

Outside

To the front of the property the large block paved driveway leads to the double garage and provides ample off street parking. The wrap around gardens to the rear and side of the property are laid to lawn with mixed shrub and flower borders with hedge and fenced boundaries.

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

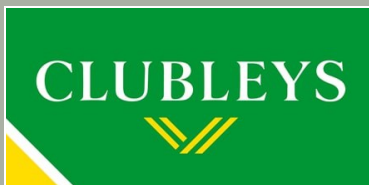
FREE VALUATIONS FOR SALE

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			
(69-80) C			75
(55-68) D		66	
(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.