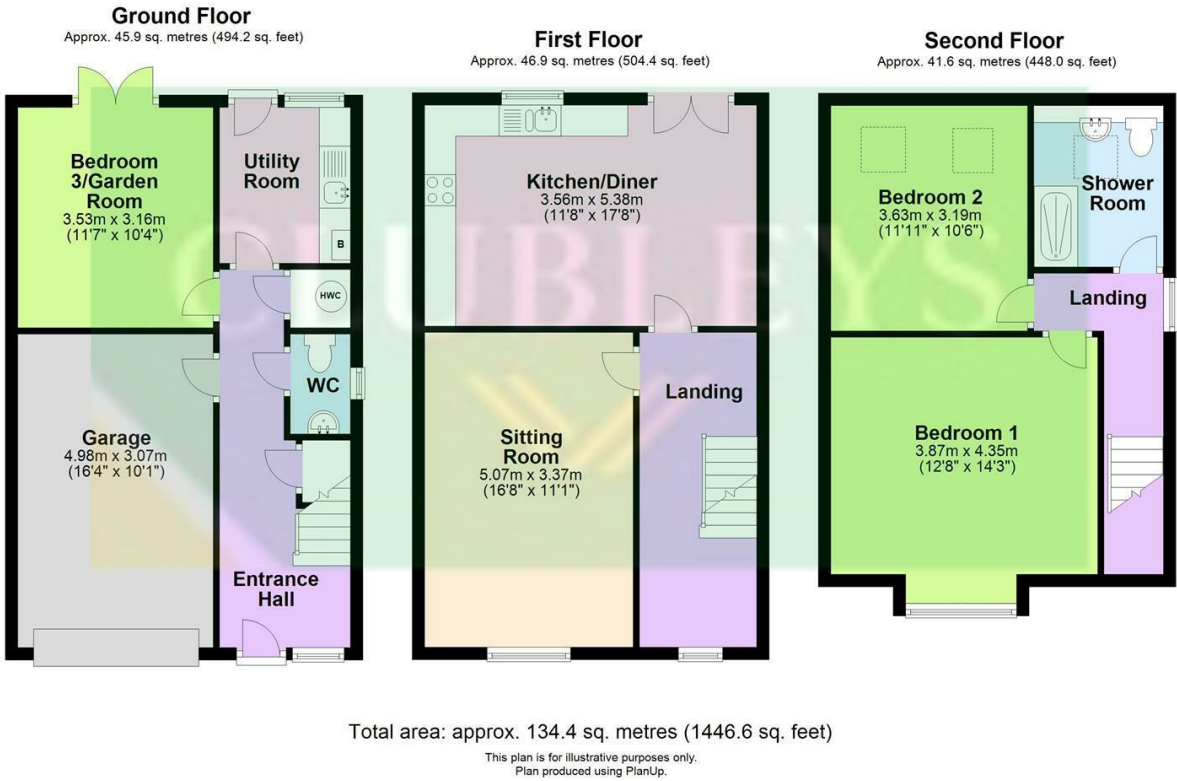




6, Dyon Way,
Bubwith, YO8 6LH
£269,000



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

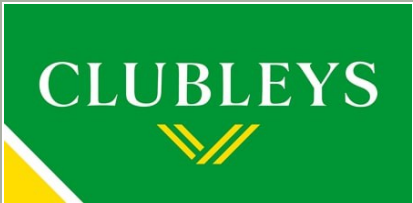
FREE VALUATIONS FOR SALE

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.

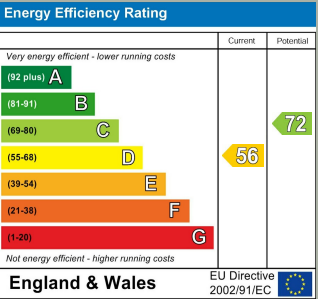
MORTGAGES

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.



Offered with no onward chain, this deceptively spacious three-bedroom semi-detached townhouse offers versatile accommodation arranged over three well-proportioned floors, with generous room sizes throughout and lovely open views over fields to the rear. The ground floor features an entrance hall with cloakroom, access to the integral garage, a utility room with garden access, and a versatile third bedroom with French doors opening out to the rear garden, ideal as a guest room, home office or second sitting room. The first floor comprises a bright front-facing sitting room and a spacious kitchen diner at the rear, perfectly positioned to enjoy the open countryside views. Upstairs, there are two further bedrooms and a modern family bathroom. The enclosed rear garden is laid to lawn with paved seating areas, well-stocked flower beds and fenced boundaries, while the front of the property provides block-paved parking and further access to the garage. Tenure: Freehold. East Riding of Yorkshire Band: C.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, wooden flooring, stairs to first floor. Understairs cupboard, personnel door to garage.

WC

Two piece suite comprising low flush WC and pedestal wash hand basin, radiator.

UTILITY ROOM

Fitted base units comprising work surfaces, stainless steel sink and drainer unit, plumbing for automatic washer. Wall mounted oil fired central heating boiler, tiled flooring, radiator. Rear entrance door to rear garden, partially tiled walls, recessed ceiling lights.

BEDROOM THREE / STUDY / GARDEN ROOM

3.53m x 3.16m (11'6" x 10'4")

Radiator, telephone point, television point, French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, stairs to second floor.

SITTING ROOM

5.07m x 3.37m (16'7" x 11'0")

Log burner with stone hearth, oak flooring, radiator, television point, telephone point.

DINING KITCHEN

3.56m x 5.38m (11'8" x 17'7")

Fitted with a range of wall and base units comprising work surfaces, one and a half ceramic sink unit. Electric hob with extractor hood over, eye level double oven, integrated dishwasher, integrated fridge freezer. Radiator, recessed ceiling lights, French doors to Juliet Balcony.

SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.87m x 4.35m (12'8" x 14'3")

Fitted wardrobes to one wall, radiator, television point, access to loft space.

BEDROOM TWO

3.63m x 3.19m (11'10" x 10'5")

Radiator, two Velux windows, television point.

BATHROOM

Three piece white suite comprising low flush WC, panelled bath with shower over and shower screen, pedestal wash hand basin. Partially tiled walls, radiator, extractor fan.

OUTSIDE

The enclosed rear garden is laid to lawn with paved seating areas, well-stocked flower beds and fenced boundaries, while the front of the property provides block-paved parking and further access to the garage.

GARAGE

4.98m x 3.07m (16'4" x 10'0")

Remote operated roller door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, oil, electric and drainage.

APPLIANCES

No appliances have been tested by the Agent.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

