



10, Main Street,
Wressle, YO8 6ET
£235,000



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

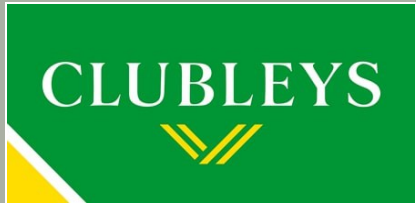
FREE VALUATIONS FOR SALE

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.

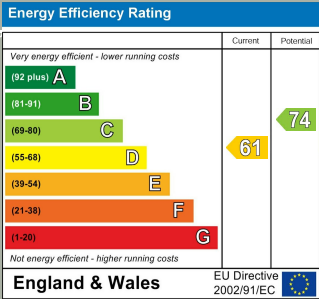
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.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. Holmeifield 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.

****VIDEO TOUR**** Tucked away in the peaceful village of Wressle, this well kept two bedroom semi detached home sits on a fantastic plot with beautifully kept gardens – a true haven for anyone looking to enjoy village life with space and seclusion. Step inside to find an entrance porch leading through to a central hallway. At the front is a bright and spacious sitting room, whilst the rear of the property opens up into a kitchen diner – perfect for everyday living – with a lovely conservatory beyond, ideal for enjoying views over the garden all year round. A ground-floor shower room completes the downstairs layout. Upstairs, there are two bedrooms and a generous shower room, which was formerly a third bedroom. The rear garden is a real standout – full of character, with a lawned area, paved seating space, garden pond, well-established planting, four useful sheds, fence and hedge boundaries. The front garden is also lawned, and a long side driveway leads to a car port, providing plenty of parking. Wressle offers a real sense of community, surrounded by open countryside, with easy access to nearby towns – making this a wonderful place to call home.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

PVC Front entrance door, partially tiled walls, tiled flooring, polycarbonate roof.

ENTRANCE HALL

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

SITTING ROOM

3.61m x 4.96m (11'10" x 16'3")

Wall mounted electric radiator, radiator, ceiling coving.

KITCHEN

2.39m x 6.08m (7'10" x 19'11")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink and drainer unit. Eye level electric oven, electric hob with extractor hood over. Integrated fridge, partially tiled walls, tiled flooring, radiator, ceiling coving.

INNER HALLWAY

PVC door to conservatory, tiled flooring, fully tiled walls.

SHOWER ROOM / UTILITY AREA

Three piece white suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin. Work surfaces, plumbing for automatic washer, fully tiled walls, tiled flooring, extractor fan, radiator.

CONSERVATORY

2.68m x 3.89m (8'9" x 12'9")

PVC windows to two sides, radiator. Two PVC rear doors to rear garden, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, radiator.

BEDROOM ONE

2.96m x 4.98m (9'8" x 16'4")

Radiator, three fitted cupboards.

BEDROOM TWO

3.09m x 3.34m (10'1" x 10'11")

Radiator.

SHOWER ROOM (FORMALLY BEDROOM THREE)

Three piece white suite comprising step in shower

cubicle, low flush WC and pedestal wash hand basin set in vanity unit. Extractor fan, wall shower boarding, radiator.

OUTSIDE

The rear garden is a real standout – full of character, with a lawned area, paved seating space, garden pond, well-established planting, four useful sheds, fence and hedge boundaries. The front garden is also lawned, and a long side driveway leads to a car port, providing plenty of parking. Boiler cupboard - oil fired central heating boiler, fully tiled walls, tiled flooring.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and septic tank drainage. Oil fired central heating.

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.

