

Total area: approx. 60.3 sq. metres (649.1 sq. feet)

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

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.

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.

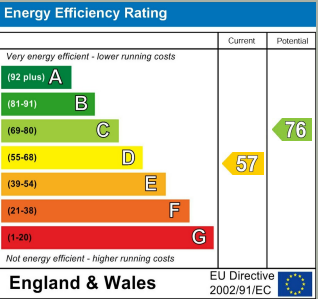
MORTGAGES

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

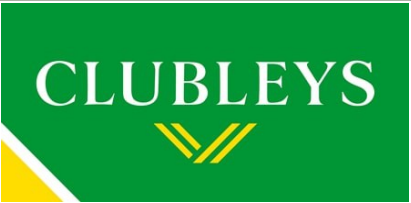


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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements 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.



8, Ings Drive,
North Newbald, YO43 4TB
£150,000



Offered with no onward chain, this two-bedroom semi-detached bungalow presents a fantastic opportunity to create a lovely home with just a little TLC. Enjoying a spacious sitting room with a charming multifuel stove and a bright white fitted kitchen overlooking the rear garden, the property offers well-planned accommodation ideal for a range of buyers. There are two bedrooms, a bathroom, an entrance porch, and a welcoming hallway. Outside, the rear garden features a gravelled area with steps up to a predominantly artificial lawn, a decked seating area, fenced boundaries, and gated side access. The front garden is laid to lawn, with a side driveway leading to a garage. A true blank canvas with great potential.
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



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THE ACCOMODATION COMPRISES

No appliances have been tested by the agent.

ENTERENCE PORCH

Front entrance PVC door.

ENTERENCE HALL

Entrance door, laminate flooring, access to loft, radiator, telephone point.

SITTING ROOM

5.03m x 3.54m (16'6" x 11'7")
Multi fuel stove with engineered quartz hearth with wood surround and mantle. Telephone point, TV aerial point, two radiators, ceiling coving.

KITCHEN

4.43m x 2.71m (14'6" x 8'10")
Fitted with a range of wall and base units comprising work surface, single drain stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for automatic washing machine, part tiled walls, radiator, PVC rear entrance door.

BEDROOM 1

3.77m x 3.54m (12'4" x 11'7")
Fitted wardrobes along one wall with a central drawer unit, radiator, ceiling coving.

BEDROOM 2

2.71m x 2.72m (8'10" x 8'11")
Radiator.

BATHROOM

Three piece white suite comprising paneled bath with shower over, pedestal wash hand basin, low flush WC, vertical heated towel rail, part tiled walls, extractor fan.

OUTSIDE

Outside, the rear garden features a graveled area with steps up to a predominantly artificial lawn, a decked seating area, fenced boundaries, and gated side access. The front garden is laid to lawn, with a side driveway leading to a garage.

GARAGE

Up and over door.

ADDITONAL INFORMATION

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

