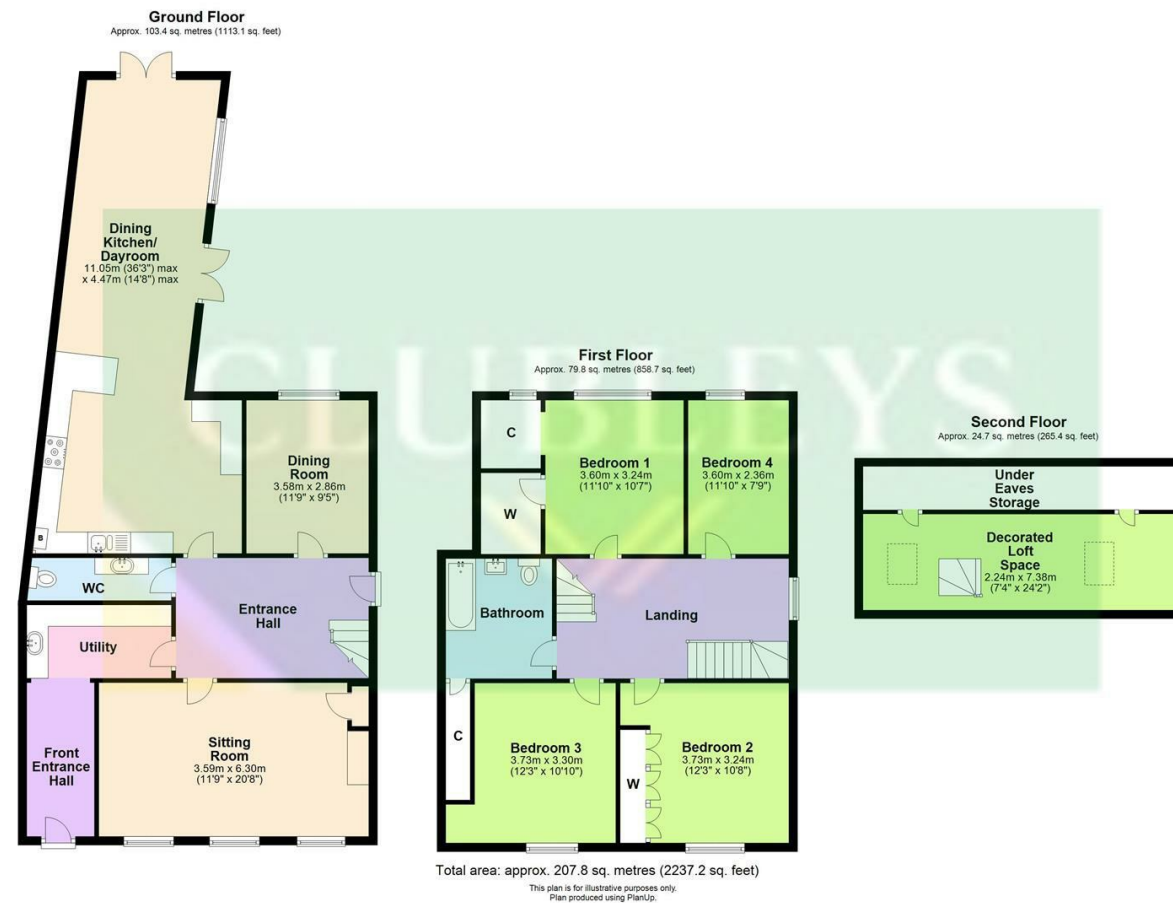




Farm View,  
Shiptonthorpe, Town Street, YO43 3PE  
Guide Price £400,000



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(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.

This detached four-bedroom family home located in the heart of the picturesque village of Shiptonthorpe dates back to 1860 and exudes charm and character. Situated on Town Street, this delightful property stands proudly on a generous plot, boasting a private large lawned garden, garage and parking.

The accommodation comprises a spacious entrance hall and a convenient utility room offering practicality and storage options. The open-plan family kitchen, featuring a dining and living area with a log effect gas fire, is the heart of the home, providing a seamless space for relaxation, dining, and entertaining. An inviting sitting room with feature log burner and separate dining room complete the ground floor. Upstairs, you'll find four generously proportioned bedrooms and the family bathroom. The landing provides access to the bedrooms and also leads to a decorated loft space with Velux windows.

Outside you'll discover a paved seating area for dining and relaxing in the summer sunshine with a covered paved area currently housing a Hot Tub. In addition there is an extensive lawn making this outside space perfect for the whole family to enjoy. There are large stores available providing generous storage. A off street parking area capable of accommodating approximately four vehicles runs alongside the house and leads to a detached single garage.



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

www.clubleys.com



**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Recessed ceiling lights, radiator, side entrance door, wooden flooring.

**DINING KITCHEN/DAY ROOM**

11.05m (max) x 4.47m (max) (36'3" (max) x 14'7" (max))

Fitted with a range of wall and floor units with complimentary work surfaces, wall mounted gas fired central heating boiler, composite sink unit and drainer, tiled floor, part tiled walls, Rangemaster cooker with extractor hood over, plumbing for dishwasher, two radiators, remote control gas fire, patio doors to rear, patio doors to side, decorative wooden beams, T.V. aerial points.

**SITTING ROOM**

6.30m x 3.59m (20'8" x 11'9" )

Feature log burner with tiled floor and brick hearth, wooden mantle, T.V. aerial points, cupboard storage, decorative beams, alcove with spotlights, two radiators, T.V. aerial points.

**DINING ROOM**

3.58m x 2.86m (11'8" x 9'4")

Recessed ceiling lights, radiator, T.V. aerial points.

**W.C.**

Two piece suite comprising low flush W.C., wash hand basin set in vanity unit, chrome heated towel rail, extractor hood, part panelled walls, wooden flooring, tiled floor.

**UTILITY**

Fitted with a range of wall and floor units with complimentary work surfaces, plumbing for automatic washer, composite circular sink unit, recessed ceiling lights.

**FRONT ENTRANCE**

UPVC front entrance door.

**FIRST FLOOR****LANDING**

Access to roof space, radiator, ceiling coving. A fixed staircase provides access to the second floor decorated loft space.

**BEDROOM 1**

3.60m x 3.24m (11'9" x 10'7" )

Radiator, ceiling coving, large walk in wardrobe with plumbing/electrics in place for conversion to En Suite if required, walk in cupboard with hanging rails, ceiling coving.

**BEDROOM 2**

3.73m x 3.24m (12'2" x 10'7" )

Fitted wardrobes to one wall, radiator, ceiling coving.

**BEDROOM 3**

3.73m x 3.30m (12'2" x 10'9" )

Fitted wardrobes/cupboard area, ceiling coving, radiator.

**BEDROOM 4**

3.60m x 2.36m (11'9" x 7'8" )

Radiator, ceiling coving.

**BATHROOM**

Three piece suite comprising low flush W.C., wash hand basin set in vanity unit with chrome mixer tap, panelled bath with shower over and chrome mixer tap, radiator, ceiling coving, part tiled walls, tiled floor, large walk in cupboard.

**SECOND FLOOR****DECORATED LOFT SPACE**

7.38m x 2.24m (24'2" x 7'4" )

Decorated loft space, two velux windows, radiator, under eaves storage.

**OUTSIDE**

Outside you'll discover a paved seating area for dining and relaxing in the summer sunshine, with a covered paved area currently housing a Hot Tub. In addition there is an extensive lawn making this outside space perfect for the whole family to enjoy. There are large stores available providing generous storage. A off street parking area capable of accommodating approximately four vehicles runs alongside the house and leads to a detached single garage.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, electricity, gas and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

