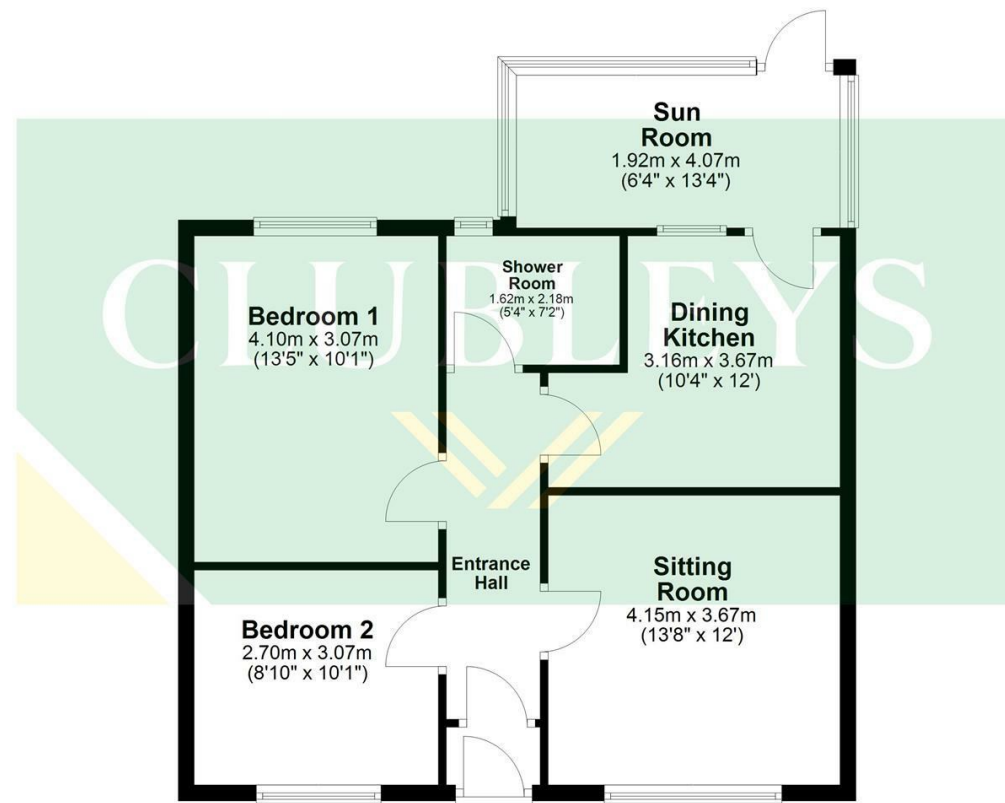




3 Millgates, Town Street,  
Hayton, YO42 1RR  
£245,000

Ground Floor



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

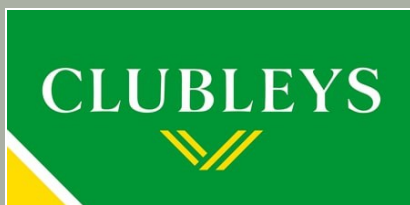
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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			86
(69-80) C			
(55-68) D		68	
(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.

**\*\*REALISTICALLY PRICED FOR A QUICK SALE\*\*** A lovely double-fronted semi-detached bungalow, set in a non-estate position within a desirable village location, offering convenient access to the market towns of Pocklington and Market Weighton.

The property has been maintained to an excellent standard by the present owners and provides tastefully presented living accommodation, benefitting from LPG gas heating. Offering entrance hallway, a comfortable lounge, and a good-sized dining kitchen fitted with a full range of modern units, with a door leading through to a bright sun room.

There are two well-proportioned double bedrooms and a well-appointed shower room.

Externally, the property enjoys well-tended front and rear gardens. Parking to the front and there is a shared gravelled driveway which provides access to the garage and the rear garden.

This charming bungalow offers a blend of comfort and practicality in a sought-after village setting.

Offered with the convenience of no forward chain.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



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**ENTRANCE HALL**

1.18m x 3.72m (3'10" x 12'2" )

Entered via a front entrance door, radiator, access to the loft housing the LPG central heating boiler.

**SITTING ROOM**

3.64m x 4.15m (11'11" x 13'7")

An attractive room having a double glazed window to the front elevation, marble effect fireplace, coving to ceiling and radiator.

**BEDROOM TWO**

2.70m x 3.08m (8'10" x 10'1")

Having a double glazed window to the front elevation, radiator and coving to ceiling.

**BEDROOM ONE**

3.07m x 4.10m (10'0" x 13'5" )

Double glazed window to the rear elevation, radiator and coving to ceiling.

**SHOWER ROOM**

1.62m x 2.18m (5'3" x 7'1" )

A well equipped shower room, having enclosed shower cubicle, pedestal wash hand basin, tiled flooring, and opaque double glazed window to the rear elevation.

**DINING KITCHEN**

3.67m x 3.16m (12'0" x 10'4" )

Fitted with a matching arrangement of base and wall cupboards with working surfaces, one and half stainless steel sink unit, built in electric oven with induction electric hob with extractor fan above, single glazed window to the rear elevation, tiled flooring and radiator. Door leading to Sun Room.

**SUN ROOM**

4.07m x 1.92m (13'4" x 6'3" )

Plumbing for automatic washing machine and a radiator.

**OUTSIDE**

The front garden is mainly laid to lawn, with gravelled parking and a sunken LPG tank. A gravel driveway provides additional parking and leads to a paved patio area and the garage which benefits from an external light.

To the rear, the garden is laid to lawn with well-stocked flower and shrub borders, along with a cold water tap. There is also a right of way to the garage.

**GARAGE**

Up and over garage door.

**ADDITIONAL INFORMATION****APPLIANCES**

None of the above appliances have been tested by the Agent.

**SERVICES**

Mains gas, electric, water and septic tank drainage. Telephone connection subject to renewal with British Telecom.

The property is served by a shared septic tank, which is jointly used between four properties.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band B.

