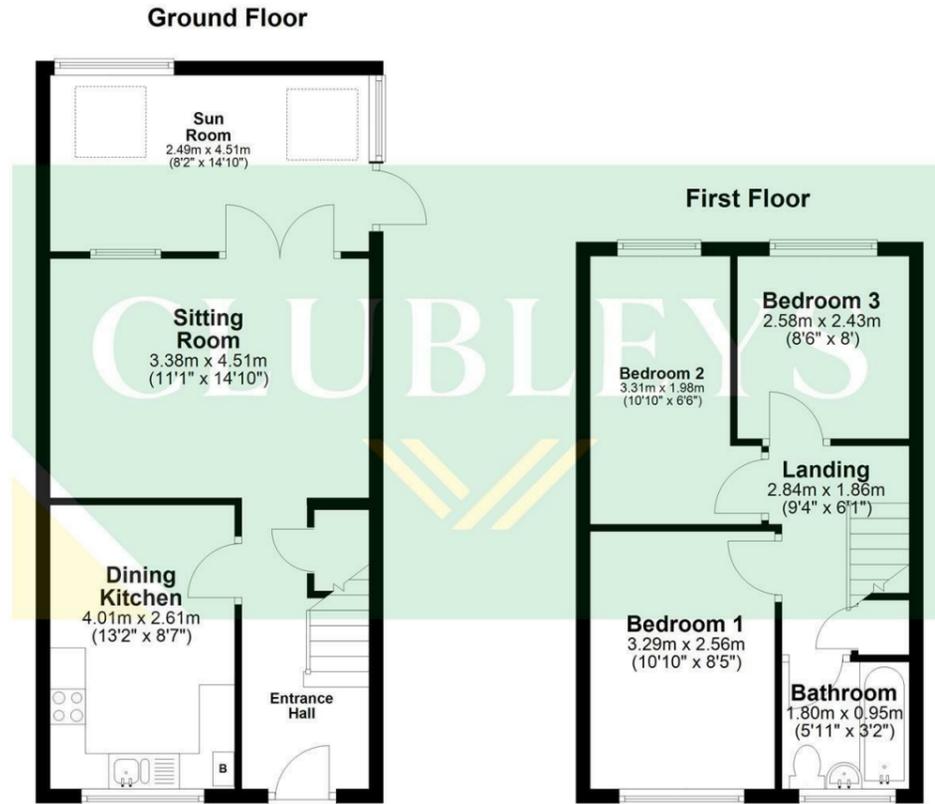


2, The Orchard,
Wilberfoss, YO41 5LP
£265,000



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

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

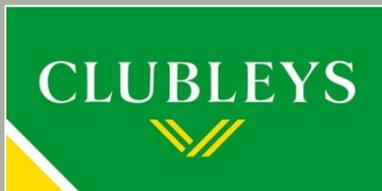
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 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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01759 304040
pocklington@clubleys.com
www.clubleys.com

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 82 |
| (55-68) D | | |
| (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.

Beautifully presented three-bedroom semi-detached home, located within this individual development by Daniel Gath, right in the heart of the well-served village of Wilberfoss. The property has been well maintained since purchase and offers thoughtfully arranged accommodation, including a spacious entrance hall, fitted kitchen, comfortable lounge and a bright sun room, creating an ideal space for both everyday living and entertaining. To the first floor are three bedrooms and a house bathroom. Externally, the property benefits from an attached garage and off-street parking to the front, along with attractive, low-maintenance gardens, ideal for modern living. Ideal purchase for a variety of buyers. Viewing is essential.

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



www.clubleys.com



ENTRANCE HALL

1.80m x 4.03m (5'10" x 13'2")

Entered via a composite front entrance door, coving to the ceiling, radiator, stairs to the first floor accommodation and understairs cupboard with shelving.

DINING KITCHEN

2.61m x 4.01m (8'6" x 13'1")

Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, four ring gas hob with extractor hood above, integrated self clean slide and hide oven, plumbing for washing machine, Karndean flooring, recess lighting, designer radiator, pull out cupboard, gas boiler in concealed cupboard and double glazed window to the front elevation.

SITTING ROOM

4.52m x 3.38m (14'9" x 11'1")

Electric fire, coving to the ceiling, radiator, previously there was a gas fire installed the gas point has been capped.

SUN ROOM

3.41m x 2.49m (11'2" x 8'2")

Double glazed windows, side door, recess lighting and two Velux windows.

LANDING

1.87m x 2.94m (6'1" x 9'7")

Storage cupboard and access to the loft via a ladder. The loft is boarded with a light.

BEDROOM ONE

2.56m x 3.29m (8'4" x 10'9")

Fitted wardrobes, radiator and double glazed window to the front elevation.

BEDROOM TWO

1.98m x 3.63m excluding door recess (6'5" x 11'10" excluding door recess)

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

2.47m x 2.57m (8'1" x 8'5")

Double glazed window to the rear elevation and radiator.

BATHROOM

1.85m x 1.86m (6'0" x 6'1")

Fitted suite comprising bath with shower over, low

level WC, hand basin in vanity unit, chrome radiator, recess lighting and opaque double glazed window to the front elevation.

ATTACHED GARAGE

5.46m x 2.75m (17'10" x 9'0")

Up and over door, with power and light and UPVC rear door.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom. Full fibre broadband.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

