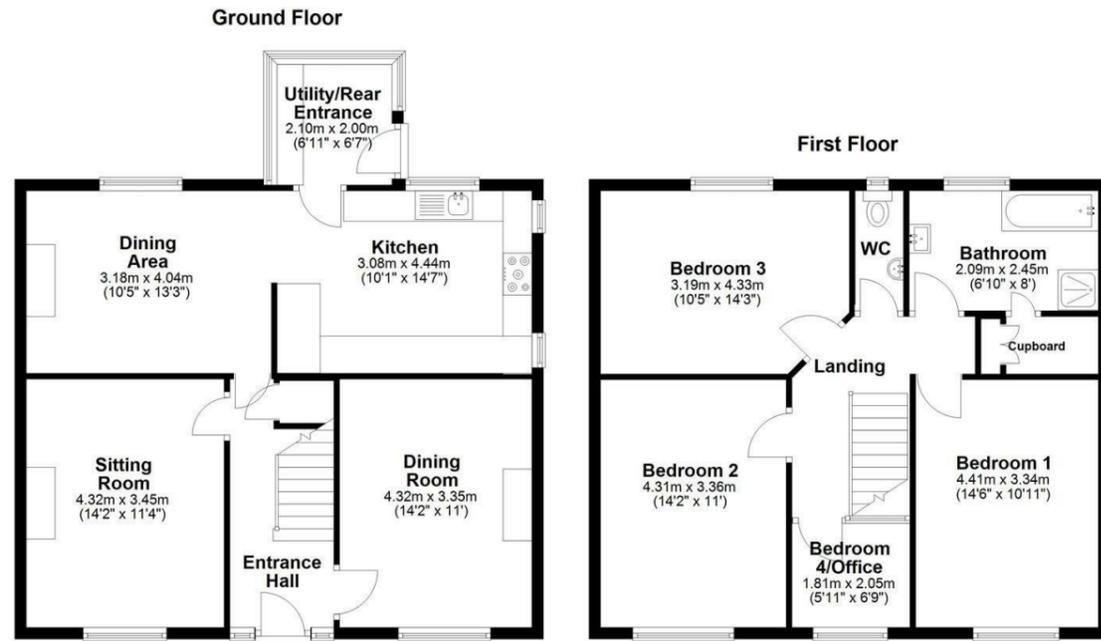




Seven Acres, Main Street,  
Fridaythorpe, YO25 9RS  
£295,000



**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.

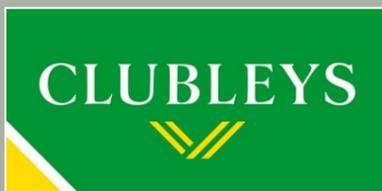
**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		35	
(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.

Seven Acres is a detached cottage that offers a fantastic opportunity to put your own stamp on it. Boasting approximately 1,300 square feet of accommodation, the property provides flexible living space with plenty of potential for renovation or extension (subject to the necessary planning consents).

There is a detached double garage (used as a dog grooming salon) and workshop, currently offering versatile space that can be used for a variety of purposes — from secure vehicle storage to a home office, studio, or hobby area. This is a rare opportunity, so we strongly encourage you to schedule your appointment as soon as possible.

This property is Freehold. East Riding of Yorkshire Council ;|- Council Tax Band D.



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE HALL**

4.06m x 1.81m (13'3" x 5'11" )  
Entered via a Upvc front entrance door with double glazed panels to either side, radiator, under stairs cupboard and stairs to first floor accommodation.

**SITTING ROOM**

4.32m x 3.45m (14'2" x 11'3")  
Double glazed sash window to the front elevation, feature fireplace with multi fuel stone and radiator.

**DINING ROOM**

4.29m x 3.45m (14'0" x 11'3")  
Double glazed sash window to the front elevation, radiator, feature fireplace with multi fuel stove.

**DINING AREA**

3.18m x 4.04m (10'5" x 13'3")  
Double glazed sash window to the rear elevation, radiator, fireplace with multi fuel stove, opening to:

**KITCHEN**

4.43m x 3.07m (14'6" x 10'0")  
Fitted wall and base units with working surfaces, free standing Rangemaster electric oven, five ring gas hob with stainless steel extractor hood over, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine and dishwasher, tiled flooring, ceiling spotlights, double glazed sash window to the rear elevation, two double glazed window to the side elevation, radiator and rear entrance door.

**UTILITY/ REAR ENTRANCE**

2.03m x 2.09m (6'7" x 6'10")  
Double glazed windows to the side and rear elevation, Upvc entrance door, tiled flooring and plumbing for washing machine.

**LANDING**

Access to loft which is part boarded.

**BEDROOM ONE**

3.33m x 4.40m (10'11" x 14'5")  
Double glazed sash window to the front elevation and radiator.

**BEDROOM TWO**

4.43m x 3.37m (14'6" x 11'0")  
Double glazed sash window to the front elevation and radiator.

**BEDROOM THREE**

4.32m x 3.19m (14'2" x 10'5")  
Double glazed sash window to the rear elevation and radiator.

**OFFICE/ BEDROOM FOUR**

1.82m x 2.05m (5'11" x 6'8")  
Double glazed sash window to the front elevation, radiator. sealed unit window onto the landing.

**BATHROOM**

2.03m x 2.45m (6'7" x 8'0")  
Opaque double glazed sash window to the rear, panelled bath. separate shower cubicle with mixer shower, wash hand basin, chrome radiator, large airing cupboard housing hot water cylinder and LPG Worcester gas central heating boiler.

**SEPERATE WC**

0.85m x 2.03m (2'9" x 6'7")  
Opaque double glazed window to the rear, wash hand basin.

**DOUBLE GARAGE**

5.38m x 5.12m (17'7" x 16'9")  
Currently used as a dog grooming salon. Double glazed patio door, upvc window and single door to the front. power and light. Boarded loft access with pull down ladder. door leading to-

**WORKSHOP**

2.15m x 5.43m into store (7'0" x 17'9" into store)  
Power and light. side personal door and window to the rear, further store room.

**OUTSIDE**

Charming split-level garden featuring a spacious paved patio, brick retaining walls, and mature hedging for privacy. The upper lawn area offers scope for landscaping or entertaining, providing a lovely spot for outdoor seating. To the front of the garage there is off street parking with double gated access.

**ADDITIONAL INFORMATION**

Please note the driveway access in front of the gates is owned by the neighbouring property with a right of access to Seven Acres.

**APPLIANCES**

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

**SERVICES**

Mains water, electricity and drainage. LPG heating , Telephone connection subject to renewal with British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band D.

