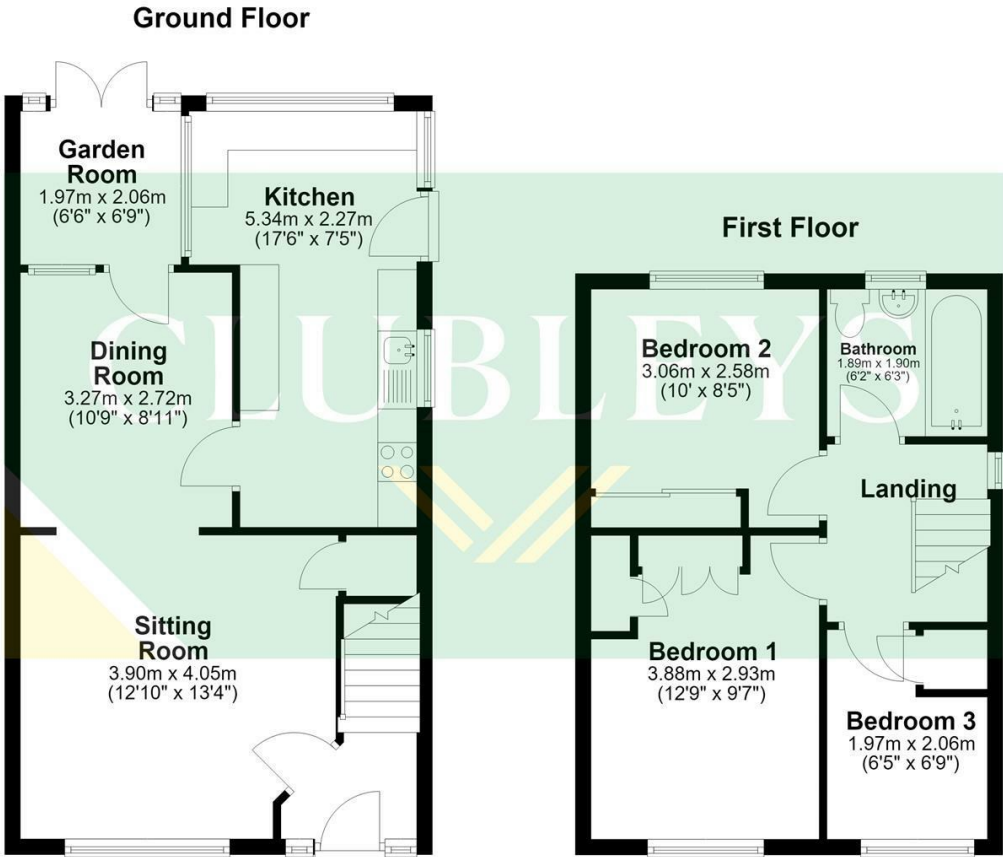




10, Park Lane,
Wilberfoss, YO41 5PW
£265,000



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.

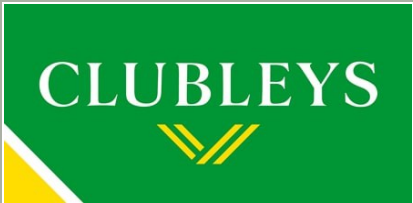
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

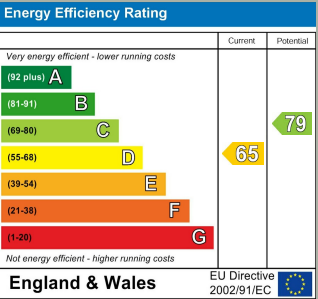
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.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



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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 well-presented three-bedroom semi-detached home is situated on a popular development in the heart of the village, within easy reach of an excellent range of local amenities including a convenience store with Post Office, butchers, hairdressers, village pub, outstanding primary school and sports field.

Offering entrance hall with staircase to the first floor accommodation, a spacious sitting room, a bright garden room overlooking the rear garden, and an extended fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom with access to an insulated loft space from the landing.

Further benefits include gas-fired central heating, UPVC double glazing, a driveway with car port providing off-street parking and an enclosed rear garden, making this an ideal home for first-time buyers, families or those looking to downsize.

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



www.clubleys.com



ENTRANCE LOBBY

Entered via a composite front entrance door with opaque side panels to either side, radiator and stairs to the first floor accommodation.

SITTING ROOM

3.90m x 4.06m (12'9" x 13'3")

Electric fire in surround with gas central heating boiler behind, under stairs cupboard, coving to the ceiling, radiator and double glazed window to the front elevation.

Opening to;

DINING ROOM

2.72m x 3.27m (8'11" x 10'8")

Double radiator, coving to the ceiling and laminate flooring.

GARDEN ROOM

2.04m x 2.55m (6'8" x 8'4")

Two wall light points, laminate flooring and double doors to the rear elevation.

KITCHEN

5.34m x 2.27m (17'6" x 7'5")

Matching arrangement of floor and wall cupboards, working surfaces incorporating a composite sink unit with mixer tap, integrated appliances including a Stoves oven with Zanussi extractor fan, microwave, dishwasher, under counter fridge and freezer, plumbing for a washing machine. Double glazed window to the rear and side elevation, UPVC personal side door.

LANDING

1.94m x 2.33m (6'4" x 7'7")

Double glazed window to the side elevation and access to the loft via a pull down ladder which is boarded and has light.

BEDROOM ONE

2.93m x 3.88m (9'7" x 12'8")

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

BEDROOM TWO

3.06m x 2.59m (10'0" x 8'5")

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

BEDROOM THREE

1.96m x 2.00m excluding door recess (6'5" x 6'6" excluding door recess)

Storage cupboard, fitted desk, radiator and a double glazed window to the front elevation.

BATHROOM

1.89m x 1.94 (6'2" x 6'4")

Fitted suite comprising bath with mixer, shower over and side screen, pedestal hand basin and low flush WC. Chrome ladder style radiator, fully tiled walls, and a opaque double glazed window to the rear elevation.

OUTSIDE

The property enjoys a beautiful low maintenance rear garden with paved seating areas, decorative gravel and an abundance of mature shrubs and trees, creating a private space to relax and entertain.

Further benefits include a garden shed (1.37m x 2.32m) and a workshop (2.07m x 3.08m) complete with power and light, making it ideal for hobbies, storage or a home workshop.

The property is approached via a driveway providing ample off-street parking, together with a covered car port.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains gas, water, electricity and drainage. Full fibre broadband.

