

Chestnut House,
Bielby, YO42 4JW
£469,950



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.

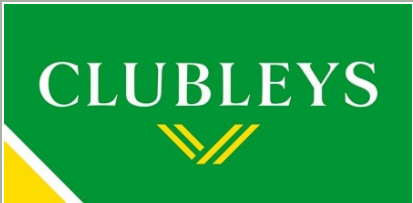
MORTGAGES

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.

AML Obligations

By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc), Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		64
(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.

Chestnut House is a charming FOUR BEDROOMED detached house with DETACHED DOUBLE GARAGE nestled in a tranquil rural village setting. This residence boasts generous and well-designed living spaces, providing ample room for both relaxation and entertainment. The property features a thoughtful layout, blending modern comfort throughout. The accommodation is impeccably presented, featuring entrance hall, sitting room with integrated fire, separate dining room, fitted kitchen with snug, on the first floor are four good sized bedrooms, the master bedroom is graced with dual windows, infusing the space with natural light and proving a sense of openness, the master bedroom is enhanced by an en-suite shower room providing a private and luxurious retreat, the house bathroom is well equipped with a bath and shower rover. Enjoying a distance from the road, offering a sense of privacy with a long driveway/turning area leading to the detached double garage. The front of the property is adorned with generously proportioned gardens, offering a pleasing expanse of greenery.

A full and internal viewing is recommended.

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

rightmove

www.clubleys.com

ZOOPLA

ENTRANCE HALL

2.06m x 6.29m (6'9" x 20'7")

Entered via composite front entrance door with opaque double glazed windows to either side, having stairs to the first floor accommodation with under stairs cupboard, coving to ceiling, tiled flooring and designer radiator.

CLOAKROOM/WC

1.05m x 2.36m (3'5" x 7'8")

Fitted suite comprising low level WC, hand basin, chrome radiator and opaque double glazed window to side elevation.

DINING ROOM

3.65m x 4.35m (11'11" x 14'3")

Radiator and double glazed window to front elevation.

SITTING ROOM

3.68m x 6.29m (12'0" x 20'7")

Integrated fire, laminate flooring, coving to ceiling, recess lights, radiator, double glazed doors to rear elevation and double glazed window to front elevation.

FITTED KITCHEN

4.74m x 3.64m (15'6" x 11'11")

Range of floor and wall cupboards, working surfaces, breakfast bar, one and a half stainless steel sink unit, built in dishwasher, built in double oven, induction hob with extractor hood over, plumbing for washing machine, coving to ceiling, recess lighting, tiled flooring, designer radiator, oil central heating boiler in concealed cupboard and double glazed window to rear and side elevation.

SNUG

2.16m x 2.94m (7'1" x 9'7")

Having tiled flooring, radiator, opaque external side door and double glazed window to rear elevation.

LANDING

2.18m x 2.04m (7'1" x 6'8")

Having access to loft and airing cupboard housing hot water cylinder.

MASTER BEDROOM

3.71m x 6.29m (12'2" x 20'7")

Two radiators and double glazed window to front and rear elevation.

EN-SUITE BATHROOM

2.31m x 1.83m (7'6" x 6'0")

Fitted suite comprising bath, pedestal hand basin, low flush WC, chrome radiator, tiled flooring and opaque double glazed window to front elevation.

BEDROOM TWO

4.78m narrowing to 3.44m x 3.99m (15'8" narrowing to 11'3" x 13'1")

Radiator and double glazed window to front elevation.

BEDROOM THREE

2.96m x 3.67m (9'8" x 12'0")

Radiator and double glazed window to rear elevation.

BEDROOM FOUR

2.17m x 2.95m (7'1" x 9'8")

Coving to ceiling, radiator and double glazed window to rear elevation.

FAMILY BATHROOM

Fitted suite comprising P shaped bath with shower over, side screen, pedestal hand basin and low level WC.

DOUBLE GARAGE

5.60m x 4.18m (18'4" x 13'8")

Having an up and over door, power and light is connected.

OUTSIDE

The property is set back from the Main Street, with gravelled driveway and turning area, This driveway continues to the rear of the property where there is a brick built double garage and further parking for numerous vehicles including room for a motorhome or large caravan. The gardens are mainly laid to lawn with flower and shrub borders.

ADDITIONAL INFORMATION**SERVICES**

Oil, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

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

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band E.

AML OBLIGATIONS

By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

