

3, Adams Garth,  
Melbourne, YO42 4QQ  
£195,000



#### 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

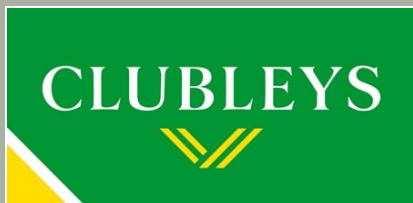
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfiefieldsolutions.co.uk](mailto:Faye@holmfiefieldsolutions.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. Holmfiefield 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](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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.

This scheme is perfect for discerning buyers from the local area, offering an affordable route to owning this beautifully appointed modern three-bedroom semi-detached house through a 65% discounted market value affordable scheme through East Riding Of Yorkshire County Council. Featuring an entrance hall, downstairs cloakroom/WC, a spacious sitting room, and a dining kitchen with doors leading to the rear garden. On the first floor, you'll find three bedrooms and a family bathroom. Externally, the property offers two parking spaces at the front and wonderful good sized gardens ideal for the growing family.

Offered with the advantage of no forward chain and viewing is strictly by appointment via the selling agents.

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

rightmove

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

zoopla



**ENTRANCE HALL**

A most welcoming entrance into this splendid property, having a UPVC front entrance door, laminate flooring, radiator and stairs to the first floor accommodation.

**CLOAKROOM/WC**

2.15m x 0.83m (7'0" x 2'8")

Opaque double glazed window to the front elevation, low flush WC, wash hand basin, chrome radiator and extractor fan.

**SITTING ROOM**

4.01m x 4.69m (13'1" x 15'4")

Double glazed window to the front elevation, radiator and laminate flooring.

**DINING KITCHEN**

4.97m x 3.64 (16'3" x 11'11")

Fitted wall and base units with working surfaces, built in electric oven, electric hob with extractor hood over, ceramic white sink and drainer with mixer tap, plumbing for washing machine, space for fringe freezer.

Wall mounted Worcester LPG gas boiler, double glazed window to the rear elevation, double glazed french doors leading to the garden, laminate flooring, under stair storage cupboard. ceiling spotlights and radiator.

**LANDING**

Loft access with pull down ladder and part boarded, good size storage cupboard with hanging rail.

**BEDROOM ONE**

4.49m x 2.81m (14'8" x 9'2")

Double glazed window to the rear elevation and radiator.

**BEDROOM TWO**

2.78m x 3.85m (9'1" x 12'7")

Double glazed window to the front elevation and radiator.

**BEDROOM THREE**

2.07m x 2.60m (6'9" x 8'6")

Double glazed window to the rear elevation and radiator.

**BATHROOM**

1.84m x 2.07 (6'0" x 6'9")

Opaque double glazed window to the front, panelled

bath with mixer tap with shower over and shower screen, low flush WC, vanity wash hand basin, chrome radiator and extractor fan.

**OUTSIDE**

This beautifully maintained, fully enclosed garden features a generous lawn bordered by vibrant flowerbeds and wooden fencing for privacy. A striking pergola at the far end offers a charming focal point and opens to green space with views over open countryside beyond. A paved patio provides the perfect spot for outdoor dining and relaxation, Ideal for families, entertaining, or unwinding. Side access gate leading to the front of the property which offers two parking spaces. There is also an outside tap and double electrical socket.

**ADDITIONAL INFORMATION;**

The property is offered for sale through a discounted market scheme and have a connection to the East Riding by way of residence, employment, or family.

For further information please contact the selling agent.

**SERVICES**

Mains Water, electric and drainage. LPG central heating. Telephone connection subject to renewal by British Telecom.

The LPG tank is shared between the neighbouring properties.

**APPLIANCES**

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

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band C

