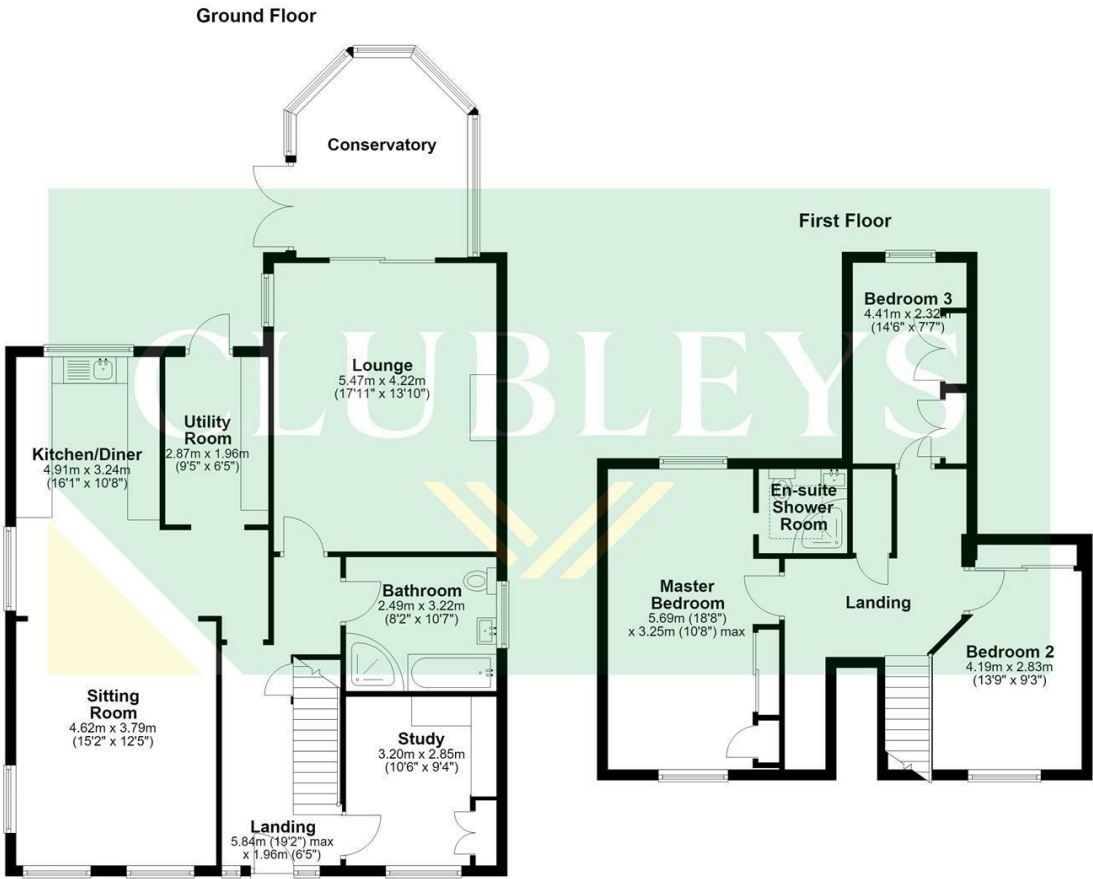
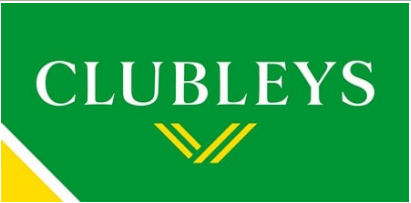


Middlecroft, Main Street,
Ellerton, YO42 4PB
£465,000



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.

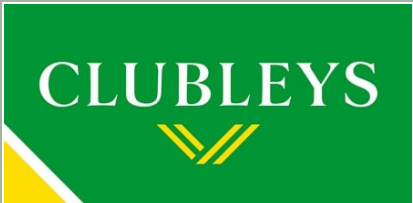
MATERIAL INFORMATION

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.

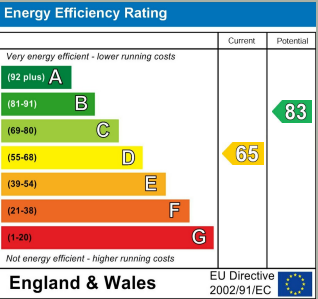
MORTGAGES

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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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.

Deceptively spacious and individually designed four-bedroom detached home offers an impressive amount of versatile living space and must be viewed to be fully appreciated.

Offering an entrance hallway, study/bedroom four, a well-appointed breakfast kitchen with integrated appliances opening onto a sitting room, utility room, wonderful lounge leading to the conservatory and a contemporary family bathroom fitted with a modern white suite.

To the first floor are three further bedrooms, including a generous principal bedroom with its own en-suite shower room. Externally, the property benefits from a private driveway leading to a detached double garage. The front and rear gardens are predominantly laid to lawn, with the rear enjoying attractive open countryside views, providing a peaceful setting.

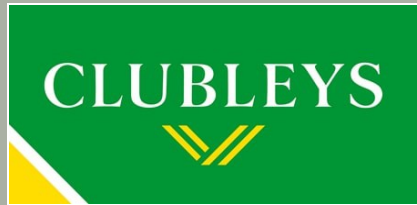
The village offers the peace and tranquillity of rural charm and yet has excellent accessibility through convenient connectivity to the historic city of York and the nearby market town of Pocklington, Howden offers good access to the motorway and rail network.

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



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Tenure: Freehold
Eadst Riding of Yorkshire Council
Band: E

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LOCATION

Ellerton offers a welcoming community atmosphere, featuring a traditional Inn, The Boot & Shoe, a tranquil village pond—historically known as “The Weres.” Originating in the 19th century, the pond is now a haven for a diverse range of wildlife and provides a peaceful setting with picnic tables.

The village and surrounding community also benefits from a well-used village hall, hosting a variety of social events, entertainment and craft workshops throughout the year. To the west, the River Derwent offers scenic walking routes, with beautiful countryside accessible right from the doorstep.

ENTRANCE HALL

1.98m x 5.83m (6'5" x 19'1")

Having a composite front entrance door, opaque double glazed windows to the side, dado rail, laminate flooring and one wall light point and fitted storage cupboard.

STUDY/BEDROOM FOUR

3.22m x 2.86m (10'6" x 9'4")

Fitted wardrobes, fitted desk and drawers, double glazed window to the front and radiator.

SITTING ROOM

3.79m x 4.62m (12'5" x 15'1")

Two double glazed windows to the front, double glazed widow to the side, radiator, tiled floor, two ceiling lights, fan, dado rail, wall light points.

Opening to:

KITCHEN/DINER

4.90m x 3.25m extending to 4.63m (16'0" x 10'7" extending to 15'2")

A good sized space having a matching arrangement of fitted wall and base units with butcher block working surfaces, six ring LPG gas hob, double oven, dishwasher, stainless steel sink and drainer unit with mixer tap, double glazed window to the rear and side, tiled floor and built in surround sound system.

UTILITY ROOM

2.86m x 1.96m (9'4" x 6'5")

Fitted wall and base units. stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, chrome radiator, tiled floor and rear door giving access to the garden.

GROUND FLOOR BATHROOM

3.16m x 2.49m (10'4" x 8'2")

Opaque double glazed window to the side, pedestal hand basin, bath, corner shower cubicle. low lush WC, tiled flooring and radiator.

LOUNGE

5.46m x 4.22m (17'10" x 13'10")

Double glazed window to the side, radiator, laminate flooring, decorative coving, LPG gas fire in wooden surround. door leading to :

CONSERVATORY

3.79m x 3.22m (12'5" x 10'6")

Upvc construction laminate flooring, radiator, doors leading to the garden.

FIRST FLOOR LANDING

2.96m x 3.08m (9'8" x 10'1")

Double glazed window to the front, ceiling rose and airing cupboard.

MASTER BEDROOM

5.64m x 3.22m (18'6" x 10'6")

Double glazed window to the front and rear both with window seats, fitted wardrobe and radiator.

EN-SUITE SHOWER ROOM

1.69m x 1.83m (5'6" x 6'0")

Vanity hand basin, low flush WC, corner shower, chrome radiator, Velux window to the rear, tiled walls.

BEDROOM TWO

2.87m x 4.18m (9'4" x 13'8")

Double glazed window to the front, radiator, fitted mirrored wardrobes and access to loft.

BEDROOM THREE

4.41m x 2.31m (14'5" x 7'6")

Double glazed window to the rear with open aspect views, double radiator, fitted wardrobes and dressing table.

DETACHED DOUBLE GARAGE

5.58m x 5.68m (18'3" x 18'7")

Twin up and over doors, one is remote controlled operated and power and light is connected.

OUTSIDE

A superb, mature rear garden provides an exceptional outdoor setting, thoughtfully landscaped with expansive lawns, vibrant planted borders, ornamental shrubs and specimen trees. The garden offers a high degree of privacy together with a greenhouse and attractive seating areas, making it ideal for both relaxing and entertaining. A particular feature is the lovely open aspect over adjoining farmland, affording far-reaching countryside views and a tranquil setting.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

Mains Water, Electricity, and Drainage. Oil central heating, bottled LPG for gas hob.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

