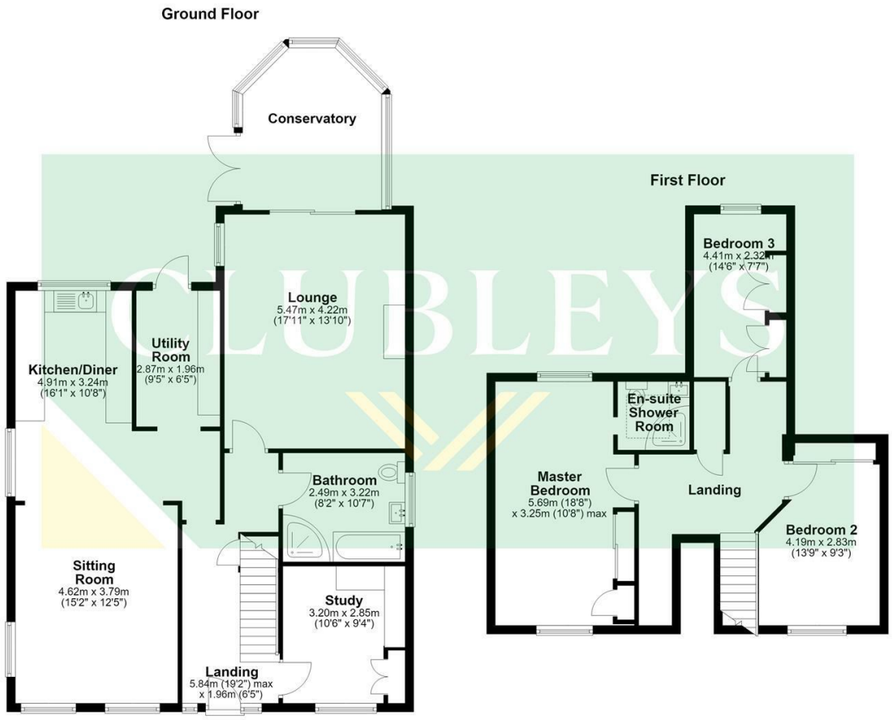


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

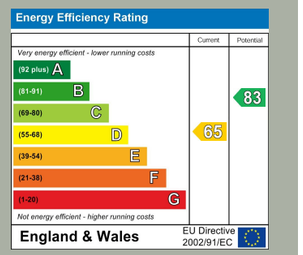
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

CLUBLEYS

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.

CLUBLEYS

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







SO MUCH MORE THAN MEETS THE EYE! This individually designed four-bedroom detached home is full of surprises, offering impressive space, flexible living and beautiful open countryside views!

Step inside and discover a home designed for both relaxing and entertaining, with a spacious lounge flowing into the conservatory, a breakfast kitchen opening into a cosy sitting room, separate utility, contemporary bathroom and a versatile fourth bedroom or home office.

Upstairs are three further bedrooms, including a master bedroom with its own en-suite.

Enjoy established gardens, a private driveway, detached double garage and a lovely rear garden overlooking open countryside.

Enjoy the best of village life with York, Pocklington and Howden all within convenient reach.

GENEROUS SPACE, COUNTRYSIDE VIEWS AND A PEACEFUL SETTING – THIS IS ONE YOU REALLY NEED TO SEE! BOOK YOUR VIEWING TODAY!

Freehold. East Riding of Yorkshire Council – Council Tax Band E.

rightmove

www.clubleys.com

ZOOPLA

CLUBLEYS

Tenure: Freehold
Eadst Riding of Yorkshire Council
Band: E

clubleys.com

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

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.

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.



