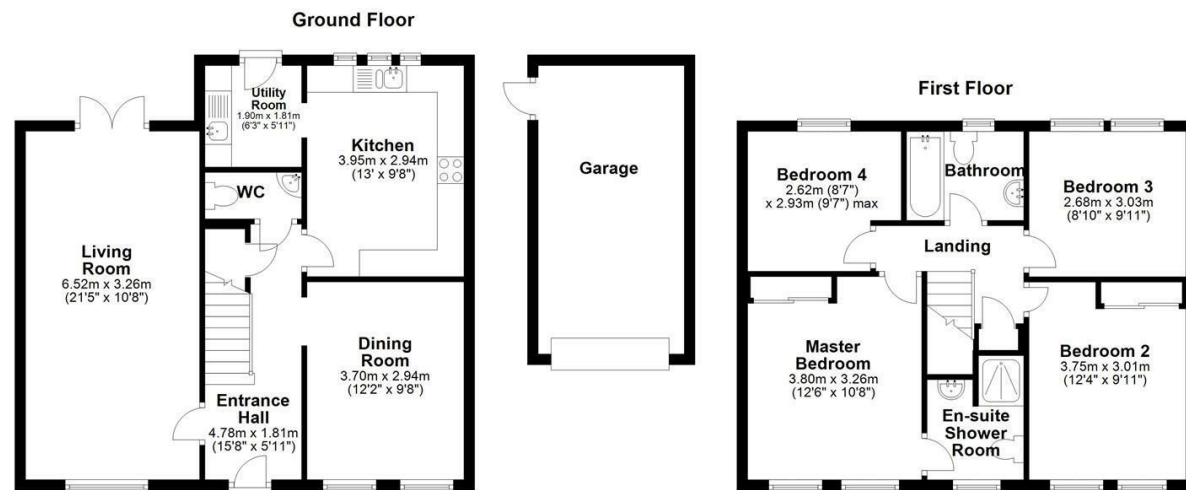




18, St. Oswalds Close,
Wilberfoss, YO41 5LT
Offers Over £360,000



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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	82
(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.

Are you looking to upsize, like the idea of living in a village community? Then look no further than this four-bedroom semi-detached family home? Crossing the threshold you are greeted by a spacious entrance hall with stairs leading to the first floor accommodation. The lounge is good size as it extends the full length of the property with double doors at the rear which open onto the garden.

From the hallway there is a second reception room which could be used as a formal dining room, games room or home office if so desired. Before entering the kitchen there is cloakroom with w/c and hand basin. The kitchen itself is a good size with a L shaped worktop that incorporates a stainless steel sink with drainer and a four ring gas hob, built in double oven, breakfast island/table and space for white goods including a dishwasher. Off the kitchen is a separate utility room which has a worktop with storage below.

On the first floor there are four good sized double bedrooms, two of which have built in storage whilst the master has an en-suite comprising of a corner shower, low level w/c and a hand basin with storage below. A house bathroom comprising of a bath with shower over, hand basin with storage below, low level w/c and chrome heated towel rail.

The rear garden is a good size ideal for family living, parking for several vehicles leading to the garage.

There is scope to extend to the rear and side subject to the necessary planning permissions being obtained.

The property enjoys an excellent location within walking distance of the local school, as well as nearby shops and a range of village amenities including the pub, community centre and Pavilion Café. This makes it the perfect home for families seeking both space and convenience within a welcoming village setting.

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



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ENTRANCE HALL

1.81m x 4.78m (5'11" x 15'8")
Entered via front entrance door, having laminate flooring, stairs to the first floor accommodation and under stairs cupboard.

LOUNGE

3.26m x 6.52m (10'8" x 21'4")
Double glazed window to the front elevation, living flame gas fire in feature surround, laminate flooring, coving to ceiling and radiator and French doors to the rear elevation.

CLOAKROOM/WC

1.81m x 0.81m (5'11" x 2'7")
Fitted suite comprising WC, hand basin and radiator.

DINING ROOM

2.93m x 3.70m (9'7" x 12'1")
Two double glazed windows to the front elevation, laminate flooring and radiator.

KITCHEN

2.92m x 3.94m (9'6" x 12'11")
A range of floor and wall cupboards, working surfaces, one and a half stainless steel sink unit, integrated double oven, four ring gas hob, extractor fan, plumbing for dishwasher and two double glazed window to the rear elevation.

UTILITY

1.81m x 1.90m (5'11" x 6'2")
Rear external door, plumbing for washing machine and wall mounted gas boiler in concealed cupboard.

LANDING

1.82m x 1.90m (5'11" x 6'2")
Airing cupboard housing the hot water cylinder, access to a good-sized, boarded loft.

MASTER BEDROOM

3.30m x 3.79m (10'9" x 12'5")
Double glazed window to the front elevation, radiator and cupboard off.

EN-SUITE SHOWER ROOM

1.83m x 1.87m (6'0" x 6'1")
Fitted suite comprising shower cubicle, vanity hand basin, shaver point, radiator and opaque double glazed window to the front elevation.

BEDROOM TWO

3.00m x 3.73m (9'10" x 12'2")
Double glazed window to the front elevation and radiator.

BEDROOM THREE

2.68m x 3.02m (8'9" x 9'10")
Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

2.93m x 2.62m (9'7" x 8'7")
Double glazed window to the rear elevation and radiator.

BATHROOM

1.67 m x 2.18m (5'5" m x 7'1")
Fitted suite comprising bath with mixer tap and shower attachment, low flush WC, vanity hand basin, chrome radiator, extractor fan and opaque double glazed window to the rear elevation.

OUTSIDE

Externally, the property boasts a generous, fully enclosed rear garden that is south-facing and not directly overlooked, offering excellent privacy. The garden is mainly laid to lawn, complemented by well-established borders filled with mature shrubs and plants—ideal for families with young children or pets. In addition, there is a detached garage and a driveway providing parking for at least three cars.

GARAGE

The garage features an up-and-over door with power and lighting connected. It benefits from a useful boarded loft area, providing additional storage space. The rear section of the garage is currently set up as a practical workshop area, ideal for DIY projects.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

