

CLUBLEYS



27, Mere Grange,  
Fridaythorpe, YO25 9TA  
Offers Over £200,000



## ABOUT THE PROPERTY

Beautifully positioned in an enviable village setting, this property enjoys views over the village duck pond and green. An excellent opportunity for the discerning buyer seeking a three-bedroom home in the village of Fridaythorpe.

The accommodation is well planned and comprises a welcoming entrance hall with staircase to the first floor, a convenient downstairs W.C., a comfortable sitting room, and a well-appointed dining kitchen and useful understairs storage cupboard. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from parking to the rear for two vehicles along with a low-maintenance garden, ideal for relaxed outdoor enjoyment without the upkeep.

Viewing is highly recommended to fully appreciate the location, outlook, and lifestyle on offer.

The property is Freehold and falls within Council Tax Band B (East Riding of Yorkshire Council).





**ENTRANCE LOBBY**

Entered via a front entrance door, having radiator and stairs to the first floor accommodation.

**CLOAKROOM/W.C**

0.90m x 2.07m (2'11" x 6'9" )

Fitted suite comprising WC, hand basin, tiled flooring, radiator and opaque double glazed window to the front elevation.

**SITTING ROOM**

3.97m x 4.67m (13'0" x 15'3" )

Double glazed window to the front elevation, radiator and coving to ceiling.

**DINING KITCHEN**

2.95m x 5.04m (9'8" x 16'6" )

Matching arrangement of floor and wall cupboards, integrated oven, hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, tiled flooring, double radiator, under stairs cupboard housing oil central heating boiler, external rear door and two double glazed windows to the rear elevation.

**LANDING**

2.40m x 2.08m (7'10" x 6'9" )

Double glazed window to the side elevation, coving to ceiling and access to the loft.

**BEDROOM ONE**

2.71m x 4.66m (8'10" x 15'3" )

Double glazed window to the front elevation, radiator and coving to ceiling.

**BEDROOM TWO**

2.84m x 2.96m (9'3" x 9'8" )

Double glazed window to the rear elevation and radiator.

**BEDROOM THREE**

2.20m x 2.30m extending to 3.31m (7'2" x 7'6"

extending to 10'10" )

Double glazed window to the front elevation, radiator and airing cupboard housing hot water cylinder.

**BATHROOM**

1.76m x 2.07m (5'9" x 6'9" )

Fitted suite comprising panelled bath with shower over, WC, hand basin, tiled flooring, extractor fan and opaque double glazed window to the rear elevation.

**OUTSIDE**

Having a pleasant aspect to the front overlooking the village green and pond.

Vehicular access to the rear offering two car parking spaces and further lawned area.

To the rear is a low maintenance garden with garden shed.

**ADDITIONAL INFORMATION:****SERVICES**

Mains water, drainage, electricity and oil are connected to the property.

**APPLIANCES**

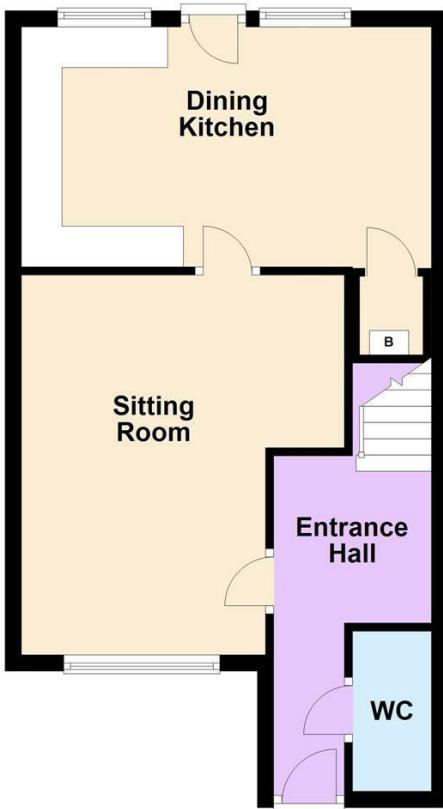
None of the above appliances have been tested by the Agent.

**COUNCIL TAX**

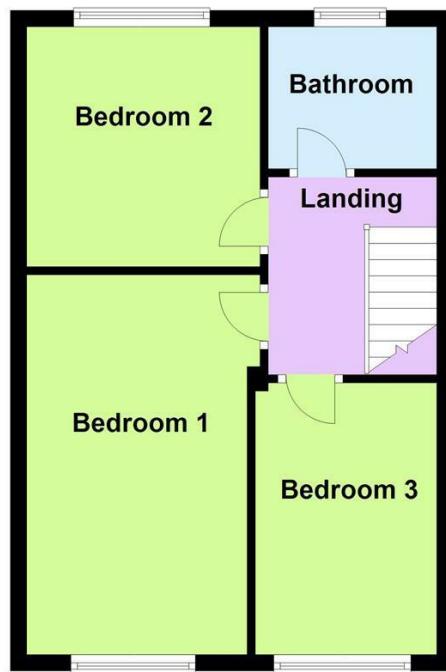
East Riding of Yorkshire Council - Council Tax Band B.



## Ground Floor



## First Floor



### 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](mailto: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.

### 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		64
(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.