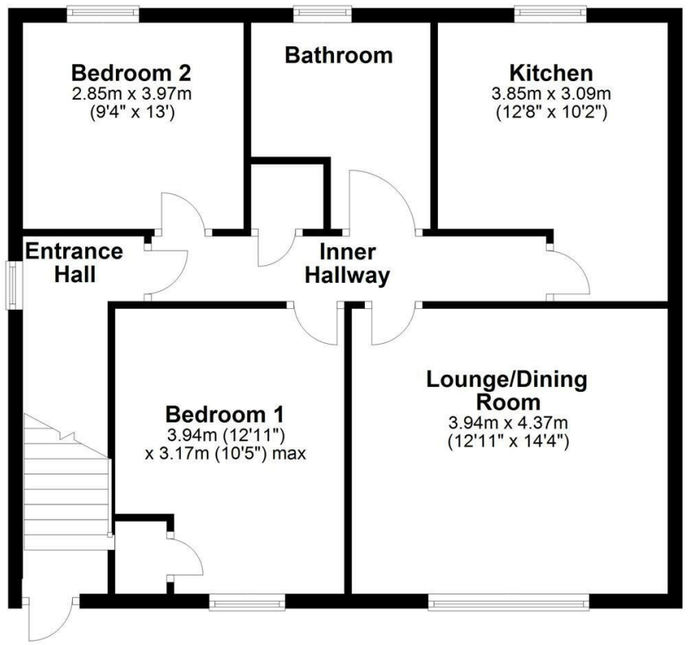
Ground Floor



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.

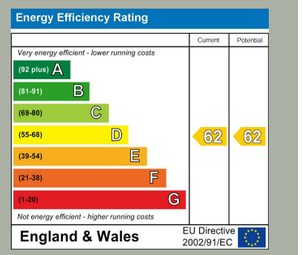
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

19, Manor Garth, Barmby Moor, YO42 4EU
£140,000







Ready to move straight into, this attractive two-bedroom first floor flat offers a fantastic opportunity for first-time buyers, downsizers and investors alike. Inside, you'll find a spacious lounge, a practical kitchen, two generous bedrooms with fitted wardrobes and a showroom. Outside, there's the added bonus of a low-maintenance rear garden and off-street parking. Easy to maintain, ready to enjoy and with plenty to offer, don't miss your chance to view.

The property is leasehold. East Riding of Yorkshire Council – Council Tax Band A.

rightmove
www.clubleys.com
ZOOPLA

STAIRS LEADING TO FIRST FLOOR ACCOMMODATION
Entered via a UPVC entrance door leading to stairs to the first floor accommodation.

INNER HALLWAY
Double glazed window to the side elevation, wooden laminate flooring and storage cupboard.

BEDROOM ONE
3.95m x 3.17m (12'11" x 10'4")
Double glazed window to the front elevation, fitted wardrobes, storage cupboard with light and radiator.

BEDROOM TWO
3.60m x 2.84m (11'9" x 9'3")
Double glazed window to the rear elevation, fitted wardrobes and radiator.

LOUNGE/DINING ROOM
4.37m x 3.94m (14'4" x 12'11")
An attractive room having a living flame gas fire, radiator and double glazed window to the front elevation.

FAMILY BATHROOM
Well equipped bathroom suite bath with mixer taps and electric shower over, low flush WC, vanity unit, part tiled, laminate flooring, chrome radiator and opaque double glazed window to the rear elevation.

FITTED KITCHEN
3.85m x 3.09m (12'7" x 10'1")
Fitted with a range of floor and wall cupboards, plumbing for a dishwasher and washing machine, eye level double oven, four ring gas hob, space for a tumble dryer, breakfast bar, wall mounted gas combination boiler, radiator, recessed lighting and double glazed window to the rear elevation.

OUTSIDE
Driveway to the side of the property. Hand gate leading to enclosed low maintenance garden with paved circular patio seating areas and garden shed.

ADDITIONAL INFORMATION
There is a Ground rent £10 per annum and service charge £80 per annum, the lease started in 1988 till 2113.

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SERVICES
Mains gas, water, electricity and drainage. Telephone connection subject to renewal by BT.

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

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band A.







