



The Bungalow,  
Meltonby, YO42 1PN  
Offers Over £300,000



**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](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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	32
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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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.

Standing in a delightful position with open views to both the front and rear in the small hamlet of Meltonby yet within easy reach of Pocklington, "The Bungalow" presents a fantastic opportunity to acquire a detached home with great potential.

The property would benefit from some modernisation offering the perfect chance for a buyer to put their own stamp on it with generous and versatile accommodation throughout, it can easily be adapted to suit a variety of needs and lifestyles.

There is also a useful garage/workshop, providing excellent storage space.

Offered with no chain.

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



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**ENTRANCE HALL**

1.90m x 4.74m max (6'2" x 15'6" max )  
Entered via a wooden front entrance door and electric storage heater.

**BEDROOM TWO/RECEPTION ROOM**

2.83m x 3.65m (9'3" x 11'11" )  
Single glazed window to the front elevation.

**SITTING ROOM**

5.03m x 3.64m (16'6" x 11'11" )  
Open fire in brick surround and single glazed window to the front elevation.

**KITCHEN**

2.89m x 1.52m (9'5" x 4'11" )  
Wall and base units, working surfaces incorporating stainless steel sink unit and double glazed window to the rear elevation.

**KITCHEN**

3.87m x 3.33m (12'8" x 10'11" )  
Multi fuel stove with back boiler, stable style door to the rear elevation, two double glazed windows to the side elevation, and a further single glazed window to the rear elevation.

**CLOAKROOM/WC**

0.73m x 1.84m (2'4" x 6'0" )  
WC and single glazed window to the rear elevation.

**DINING ROOM**

2.27m x 2.88m (7'5" x 9'5" )  
Single glazed window to the rear elevation.

**BEDROOM ONE**

2.88m x 4.36m (9'5" x 14'3" )  
Single glazed window to the rear elevation.

**LANDING**

Airing cupboard housing hot water cylinder and cold water tank, eaves storage.

**BEDROOM THREE**

Fitted cupboard, eaves storage, and double glazed window to the rear elevation.

**BEDROOM FOUR**

4.42m x 2.94m (14'6" x 9'7" )  
Fitted cupboard and double glazed window to the rear elevation.

**BATHROOM**

2.36m x 2.89m (7'8" x 9'5" )  
Fitted suite comprising bath, shower cubicle, wash hand basin, WC, radiator and double glazed window to the rear elevation.

**REAR PORCH**

Single glazed window to both side elevation, and two doors to the side elevation.

**GARAGE/WORKSHOP**

3.45m x 12.24m (11'3" x 40'1" )  
Power and light.

**ADDITIONAL INFORMATION**

There is a right of access over the drive.

**APPLIANCES**

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

**SERVICES**

Mains water and electricity. Septic tank. Telephone connection subject to renewal with British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band D.

