CLUBLEYS

Grimalkin Toft, Hatkill Lane, Full Sutton, YO41 1HW

£395,000







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ABOUT THE PROPERTY

Looking for a home full of character, with generous living space and a beautiful garden? Grimalkin Toft is a delightful three-bedroom cottage combining traditional charm with practical, versatile accommodation. With its inviting interiors, flexible additional spaces and lovingly maintained gardens, this appealing home has plenty to offer.

At the heart of the property is a spacious dining kitchen, providing an excellent setting for everyday meals and entertaining. The cosy sitting room is full of cottage charm, offering a welcoming space to relax. There are three well-proportioned bedrooms and a family bathroom, complete with both a bath and separate shower.

A particular feature of the home is the versatile mezzanine level, offering additional space that could be used as a reading area, hobby space or occasional home office. A separate study provides further flexibility, particularly for those working from home.

Outside, the beautifully landscaped south-facing rear garden is a real highlight. Carefully planted and maintained by the current owner, it offers an attractive setting with plenty of opportunity to enjoy gardening, outdoor dining or simply relaxing in the sunshine. An integral garage with adjoining workshop provides valuable storage and workspace.

Combining cottage character, generous accommodation and a stunning south-facing garden, Grimalkin Toft offers an excellent opportunity for buyers seeking a distinctive home with flexible living space.

Early viewing is highly recommended to appreciate the character, accommodation and beautiful gardens on offer.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES;-

PORCH

KITCHEN
6.96m narrowing to 4.80m x 5.14m (22'10" narrowing to 15'8" x 16'10")
Entrance door to front and window and entrance door to rear.
Wall & base units comprising of granite worktops, Belfast sink, double oven and integrated dishwasher and fridge/freezer. Pantry cupboards, electric heater.

SITTING ROOM
6.54m x 3.93m (21'5" x 12'10")
Bay window to the rear and two windows to the side.
Multifuel burner, electric heater and laminate wood flooring.

OFFICE
3.06m x 1.38m (10'0" x 4'6")
Velux window and window to the rear.

UTILITY CUPBOARD
1.91m x 1.28m (6'3" x 4'2")
Fitted with wall and base units, stainless steel sink unit, extractor fan, space for washing machine and dryer.

WC
1.44m x 1.27m (4'8" x 4'1")
Low flush WC, wash hand basin, chrome ladder style towel rail, extractor fan, part tiled walls and tiled floor.

MEZZANINE
3.59m x 2.71m max (11'9" x 8'10" max)
Power & light.

INNER HALL
Access to loft.

BEDROOM ONE
3.31m x 3.20m (10'10" x 10'5")
Window to front.
Electric heater and fitted cupboard.

BEDROOM TWO
3.17m x 3.13m (10'4" x 10'3")
Window to front.
Electric heater and fitted wardrobes to one wall.

BEDROOM THREE
4.84m x 2.41m (15'10" x 7'10")
Window to rear.
Electric heater and fitted wardrobes.

FAMILY BATHROOM
3.62m x 1.97m (11'10" x 6'5")
Window to rear.
Suite comprising low flush WC, pedestal wash hand basin, shower cubicle and sunken bath. Part tiled walls, tiled flooring, chrome ladder style towel radiator and extractor fan.

GARAGE
6.50 max (3.19m min) x 4.83m (3.12m min) (21'3" max (10'5" min) x 15'10" (10'2" min))
L shaped garage with up and over door, power, light and hot water cylinder.

ADDITIONAL INFORMATION

SERVICES
Mains Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom. The property also has benefit of solar panels.

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

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.

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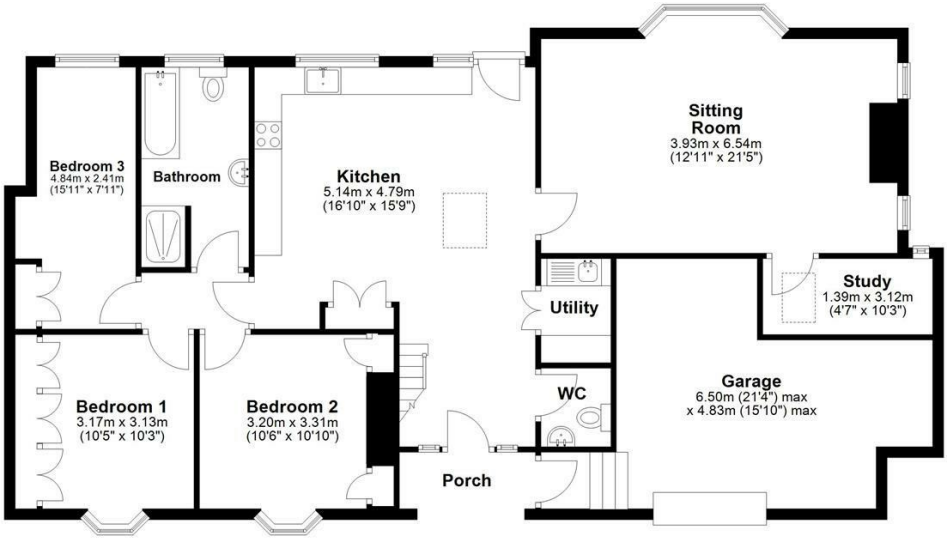




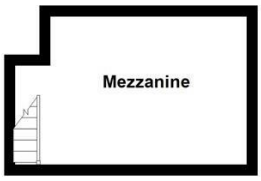




Ground Floor



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.

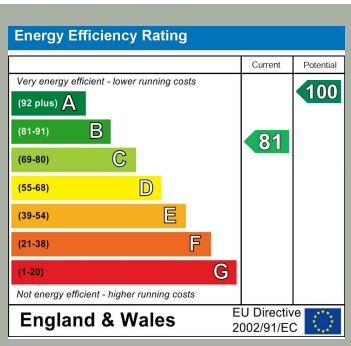
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

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.