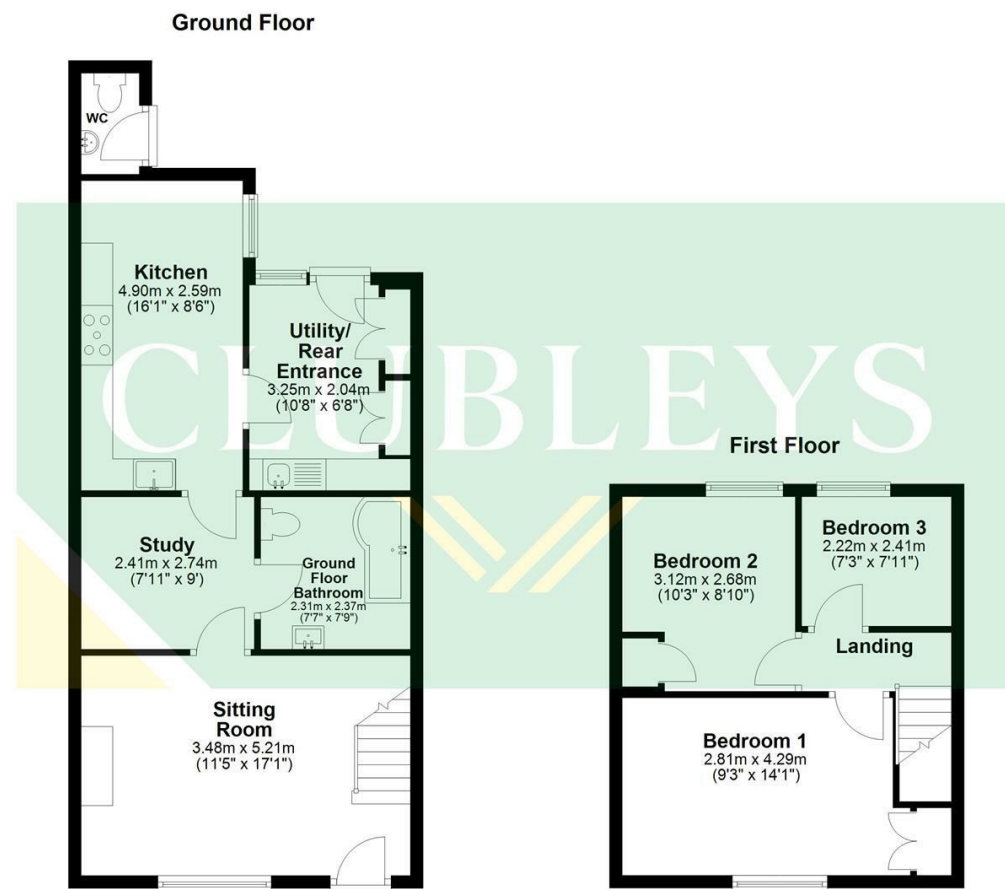




5, Eden Cottages,
Fangfoss, YO41 5QD
£250,000



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.

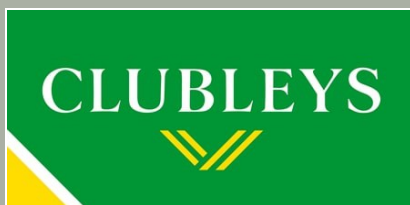
MATERIAL INFORMATION

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		
(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.

An excellent opportunity to acquire this charming end terraced property, set in a delightful non-estate position within this sought after village. The current owners have thoughtfully extended the property to the rear, creating a spacious kitchen and separate utility area ideal for modern family living.

A standout feature of the home is the generous rear garden, which includes an outhouse and outside WC, offering excellent storage and additional practicality. To the first floor are three bedrooms.

Externally, the property benefits from generous gardens to both the front and rear, providing an attractive outdoor space in a peaceful village setting.

Fangfoss has a real community feel, offering a welcoming village atmosphere with amenities including a public house and well-regarded infant and primary school.

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



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SITTING ROOM

3.48m x 5.21m (11'5" x 17'1")
Entered via a front entrance door, having a multi fuel log burner, feature wooden beams, stairs to the first floor accommodation and double glazed window to the front elevation.

STUDY

2.74m x 2.41m (8'11" x 7'10")
Having laminate flooring and a radiator.

GROUND FLOOR BATHROOM

2.38m x 2.31m (7'9" x 7'6")
Fitted suite comprising P shaped bath with shower over and a side screen, low flush WC, hand basin, fitted mirror with light, storage cupboard, extractor fan, recess lighting, radiator, fully tiled walls and floor.

KITCHEN

2.59m x 4.90m (8'5" x 16'0")
Matching arrangement of floor and wall cupboards, working surfaces incorporating Belfast sink with tiled splash back, large triangular larder store cupboard, Rangemaster cooker with extractor above, integrated dishwasher and space for a fridge/freezer. Double glazed window to the side elevation, tiled flooring, recess lighting and a tall chrome radiator.

UTILITY/REAR ENTRANCE

3.25m x 2.04m (10'7" x 6'8")
Fitted storage cupboards, work surfaces incorporating stainless steel sink unit with mixer tap, tiled flooring, radiator, Velux window, double glazed window to the rear elevation, and rear UPVC door.

LANDING

Access to the loft which is boarded and has a light.

BEDROOM ONE

4.31m x 2.81m (14'1" x 9'2")
Double glazed window to the front elevation, storage cupboard, laminate flooring and a radiator.

BEDROOM TWO

2.68m x 3.12m (8'9" x 10'2")
Double glazed window to the rear elevation, storage cupboard housing immersion hot water cylinder cupboard and a radiator.

BEDROOM THREE

2.41m x 2.22m (7'10" x 7'3")
Double glazed window to the rear elevation, laminate flooring and a radiator.

STORAGE SHED

2.87m x 4.76m (9'4" x 15'7")
Having power and light.

OUTSIDE WC

0.92m x 1.60m (3'0" x 5'2")
Having a low flush WC, hand basin, radiator, outside tap, power and light.

OUTSIDE

Immediately outside is a paved courtyard with coal store, brick wall, and rear gate.
The enclosed rear garden is offset and mainly laid to lawn, featuring a variety of trees and plants, a fish pond, greenhouse, summer house, and storage shed. To the front of the property there is a lawned garden with a variety of plants.
Private driveway parking for 2 cars, as well as communal parking for at least 4 cars.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

Mains Water, Electricity and Drainage. Full fibre Quick line broadband in the property with 1000Mbps.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

