

CLUBLEYS



Red House, 31, Main Street,
Wilberfoss, YO41 5NN
£385,000



ABOUT THE PROPERTY

Red House is a Victorian detached residence, prominently situated in the desirable village of Wilberfoss, with its local amenities (including primary school, Costcutter, Post Office, Butchers, and Community Centre). This charming property boasts a number of period features. The dining room has an open fire and leads to the superb sitting room with views of the delightful south-facing garden, featuring a patio seating area, pergola with grapevine above, pond, red-brick outbuildings and two green houses. The well equipped kitchen leads to a useful utility room and downstairs cloakroom/w.c. A double bedroom (formerly a separate dining room) completes the downstairs accommodation. On the first floor there are three bedrooms and modern bathroom. A gravelled front driveway provides off street parking for several cars. The property has scope for further development at the rear, subject to necessary planning permission etc.

Viewing is strictly by appointment. The front photograph shows the rear elevation.

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





**ENTRANCE**

Enter via front entrance door. Dining room to left, stairs to the first floor accommodation.

DINING ROOM

3.68m x 3.62m (12'0" x 11'10")

Exposed brick chimney breast with open fire, fitted shelving, double radiator, double glazed window to the front elevation and understairs cupboard with coat hooks and light.

Opening to;

SITTING ROOM

3.35m x 4.25m (10'11" x 13'11")

Double glazed doors leading to the rear garden, double glazed window to the side elevation, double radiator, single radiator, and fitted cupboards.

INNER HALLWAY

1.00m x 2.31m (3'3" x 7'6")

Rear door and tiled flooring,

BEDROOM FOUR/RECEPTION ROOM

3.66m x 3.45m (12'0" x 11'3")

Double glazed window to the front and side elevations, laminate flooring, double radiator and dimmer switch for overhead light.

FITTED KITCHEN

4.60m x 2.10m (15'1" x 6'10")

Fitted with matching wall and floor cupboards, work surfaces, plumbing for dishwasher, stainless steel sink unit with mixer tap, Range Master electric oven with extractor hood over, radiator, recess spotighting, velux window, tiled flooring and double glazed window to the rear elevation.

UTILITY

1.37m x 1.85m (4'5" x 6'0")

Plumbing for automatic washing machine and tumble dryer, tiled flooring, shelving and velux window.

CLOAKROOM/WC

0.78m x 1.86m (2'6" x 6'1")

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

FIRST FLOOR ACCOMMODATION**LANDING**

1.05m x 4.87m (3'5" x 15'11")

Access to loft, double glazed window to the side elevation.

BEDROOM ONE

3.78m x 3.06m (12'4" x 10'0")

Fitted wardrobes, coving to ceiling, walk in cupboard, double radiator, and double glazed window to the front elevation.

BEDROOM TWO

3.68m x 3.45m (12'0" x 11'3")

Double radiator, dimmer switch to overhead light, and double glazed window to the front and rear elevation.

BEDROOM THREE/STUDY

2.40m x 2.26m (7'10" x 7'4")

Radiator and double glazed window to the rear elevation.

BATHROOM

2.34m x 2.17m (7'8" x 7'1")

Fitted Burlington suite comprising panelled bath with Aqualisa shower over, pedestal hand basin, low flush WC, laminate flooring, part tiled, chrome radiator, cupboard housing gas boiler and opaque double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a gravelled driveway offering parking for several cars and mature trees and shrubs. Gravelled pathways on either side of the property give access to the wonderful rear garden, comprising a variety of mature trees and shrubs, patio seating area, pergola, pond, two green houses and side access gates. There is a range of outbuildings, comprising three separate units and a covered tool store.

OUTBUILDING ONE

2.41m x 6.00m (7'10" x 19'8")

Having power and light.

OUTBUILDING TWO

2.39m x 0.94m (7'10" x 3'1")

Having light.

OUTBUILDING THREE

2.93m x 2.41m (9'7" x 7'10")

Having power and light.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

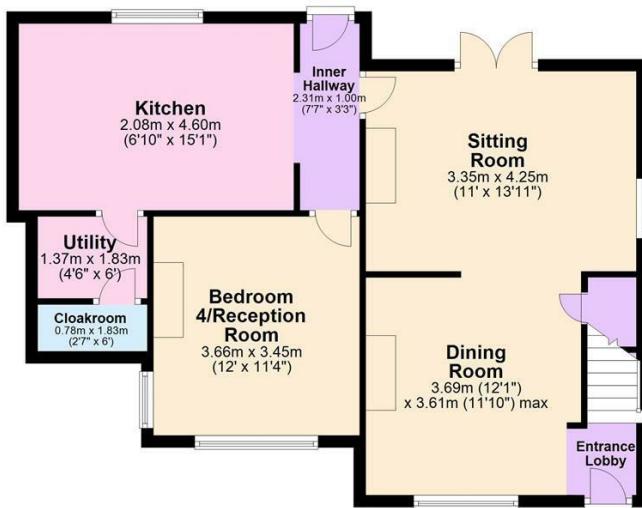
Mains water, gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX BAND

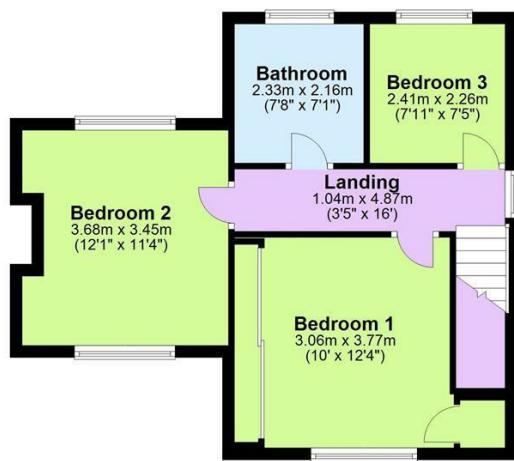
East Riding of Yorkshire Council - Council Tax Band D.



Ground Floor



First 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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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		86
(81-91)	B		
(69-80)	C		66
(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	

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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.