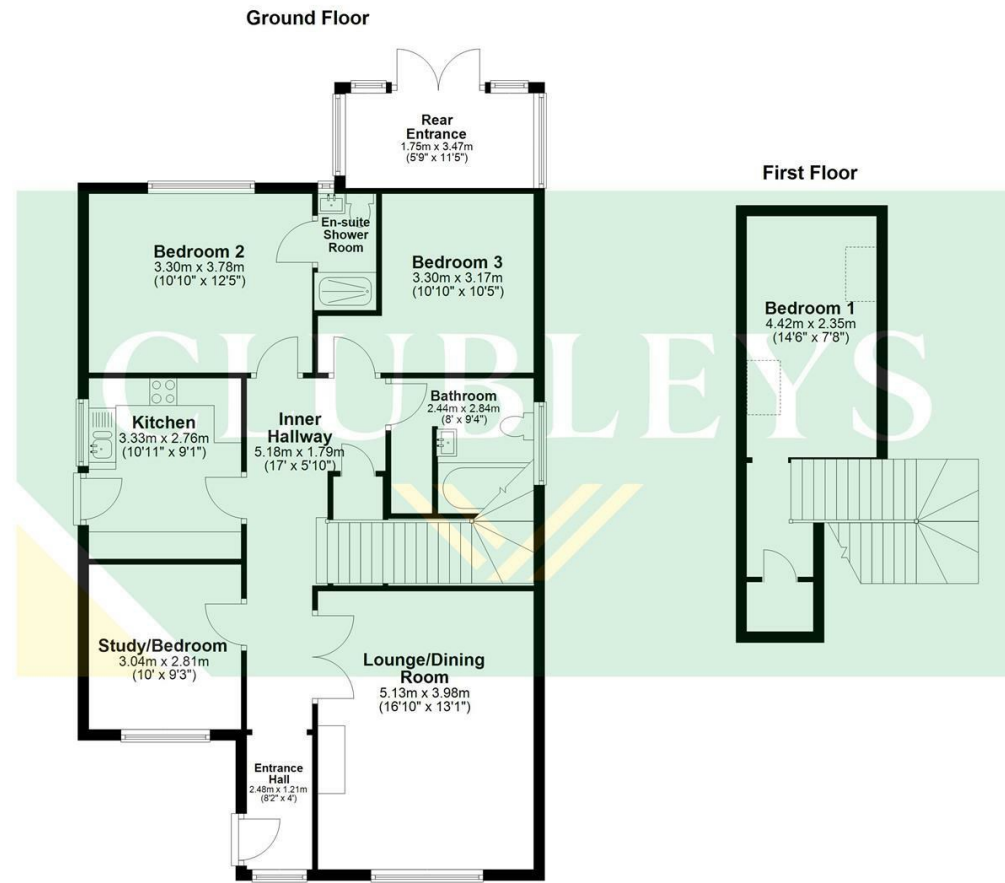




19, Paddock Close,
Wilberfoss, YO41 5LX
Offers In The Region Of £280,000



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.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(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.

This extended detached bungalow offers flexible and spacious accommodation with the potential for up to four bedrooms. The property features a generously sized open-plan lounge and dining area ideal for both everyday living and entertaining.

The fitted kitchen is well equipped, while the master bedroom benefits from an en-suite. A versatile bedroom two opens into a sun porch, providing additional living space and garden views. (Please note this is a blank canvas for the discerning buyer to complete). A well-appointed family bathroom completes the ground floor and there is space for a washing machine. Stairs leading to a further bedroom.

The bungalow requires some completion works particularly to the bedroom two and sun room.

Externally, the property offers a garden, a driveway, and an extended garage and workshop.

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



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ENTRANCE HALL

1.21m x 2.48 (3'11" x 8'1")

Entered via a timber side entrance door, having a radiator and double glazed window to the front elevation.

INNER HALLWAY

5.18m x 1.20m (16'11" x 3'11")

Having stairs to the first floor accommodation, cupboard off and radiator.

LOUNGE/DINING ROOM

5.13m x 3.98m (16'9" x 13'0")

Shallow double glazed window to the front elevation, log burner, recess lighting and radiator.

STUDY/BEDROOM

3.02m x 2.81m (9'10" x 9'2")

Double glazed window to the front elevation and radiator.

FITTED KITCHEN

3.34m x 2.77m (10'11" x 9'1")

Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, range master cooker with extractor fan, tiled flooring, coving, side external door and double glazed window to the side elevation.

BEDROOM

3.30m x 3.79m (10'9" x 12'5")

Double glazed window to the rear elevation and radiator.

EN-SUITE SHOWER ROOM

Fitted suite comprising shower cubicle, vanity hand basin, low level WC, chrome radiator and opaque double glazed window to the rear elevation.

BEDROOM

3.30m x 3.17m (10'9" x 10'4")

REAR ENTRANCE/ SUN ROOM

1.75m x 3.47m (5'8" x 11'4")

Double doors to the rear elevation.

BATHROOM/UTILITY

2.44m x 1.68m extending to 2.82m (8'0" x 5'6" extending to 9'3")

Fitted suite comprising bath with mixer tap and side screen, shower over, pedestal hand basin, low flush WC, plumbing for automatic washing machine, radiator and opaque double glazed window to the side elevation.

FIRST FLOOR ACCOMMODATION**BEDROOM**

4.41m x 2.36m (14'5" x 7'8")

Velux window.

OUTSIDE

Enclosed rear garden laid to lawn with paved seating area.

GARAGE

6.48m x 2.68m (21'3" x 8'9")

Having an up and over garage door, power and light is connected, stainless steel sink unit with mixer tap.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

