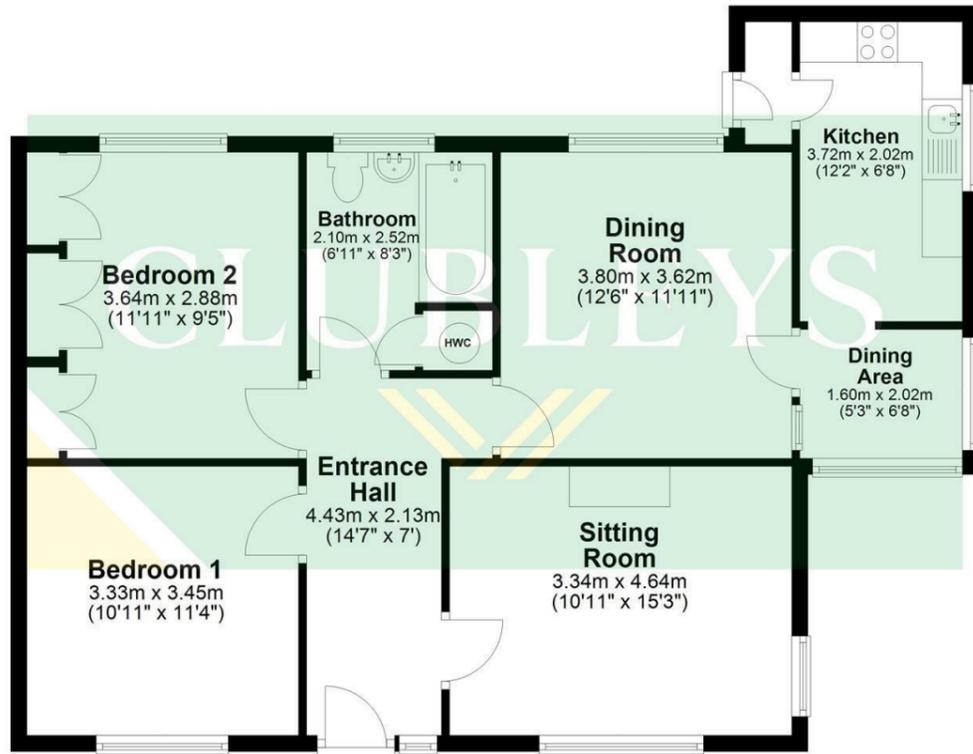


Ground Floor



**Bali Hai, North End,
Seaton Ross, YO42 4LU
Offers In Excess Of £275,000**



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.

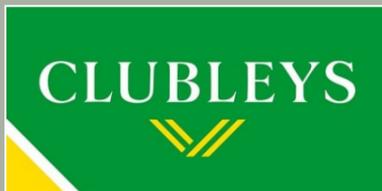
MATERIAL INFORMATION

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.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

| 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 | 50 | |
| (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.

Bali Hai presents a rare opportunity to acquire this detached bungalow in the sought-after semi-rural village of Seaton Ross.

Enjoying open views to the rear, this property offers a wonderful sense of space and countryside charm. The bungalow provides a true blank canvas, allowing buyers to create and personalise their ideal home.

With a current internal floor area of approximately 850 sq ft, there is potential to extend to the rear (subject to the necessary planning permission), making this an exciting prospect for those looking to tailor the space to their own requirements.

Offering entrance hall, sitting room, two bedrooms, a kitchen with dining area off, dining room and bathroom.

Gardens to the front and rear, parking and attached garage.



www.clubleys.com



ENTRANCE HALL

4.40m x 2.13m (14'5" x 6'11")

Entered via a UPVC front entrance door with opaque side panel, coving to the ceiling, radiator and access to the loft.

BEDROOM ONE

3.33m x 3.45m (10'11" x 11'3")

Double glazed window to the front elevation, radiator and coving to the ceiling.

SITTING ROOM

4.64m x 3.34m (15'2" x 10'11")

Open fire in feature surround, four wall light points, two radiators, coving to the ceiling, double glazed window to the front and side elevation.

BEDROOM TWO

3.63m x 2.88m measured to the wardrobes (11'10" x 9'5" measured to the wardrobes)

Fitted wardrobes, radiator, coving to the ceiling and double glazed window to the rear elevation.

BATHROOM

2.54m x 2.10m (8'3" x 6'10")

Fitted suite comprising bath with shower over, hand basin, WC, radiator, extractor fan, fully tiled walls, opaque double glazed window to the rear elevation and airing cupboard housing hot water cylinder.

DINING ROOM

3.80m x 3.62m (12'5" x 11'10")

Single glazed window to the rear elevation, radiator, coving to the ceiling and internal window to the side elevation.

DINING AREA

2.02m x 1.60m (6'7" x 5'2")

Double glazed window to the front and side elevation, coving to the ceiling and a radiator.
Opening to;**KITCHEN**

3.72m x 2.03m (12'2" x 6'7")

Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, Lamona electric hob with extractor hood above, space for a oven, radiator, and double glazed window to the side elevation.

REAR ENTRANCE

Personal side door and tiled flooring.

OUTSIDE

To the front, there is a lawned garden with a hedge boundary and private driveway, with a side path providing access to the rear.

The rear garden is mainly laid to lawn and enjoys open views over surrounding fields, with an oil tank positioned to the side of the property.

GARAGE

3.28m x 6.12m (10'9" x 20'0")

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains Water, Electricity, Drainage. Oil central heating. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

