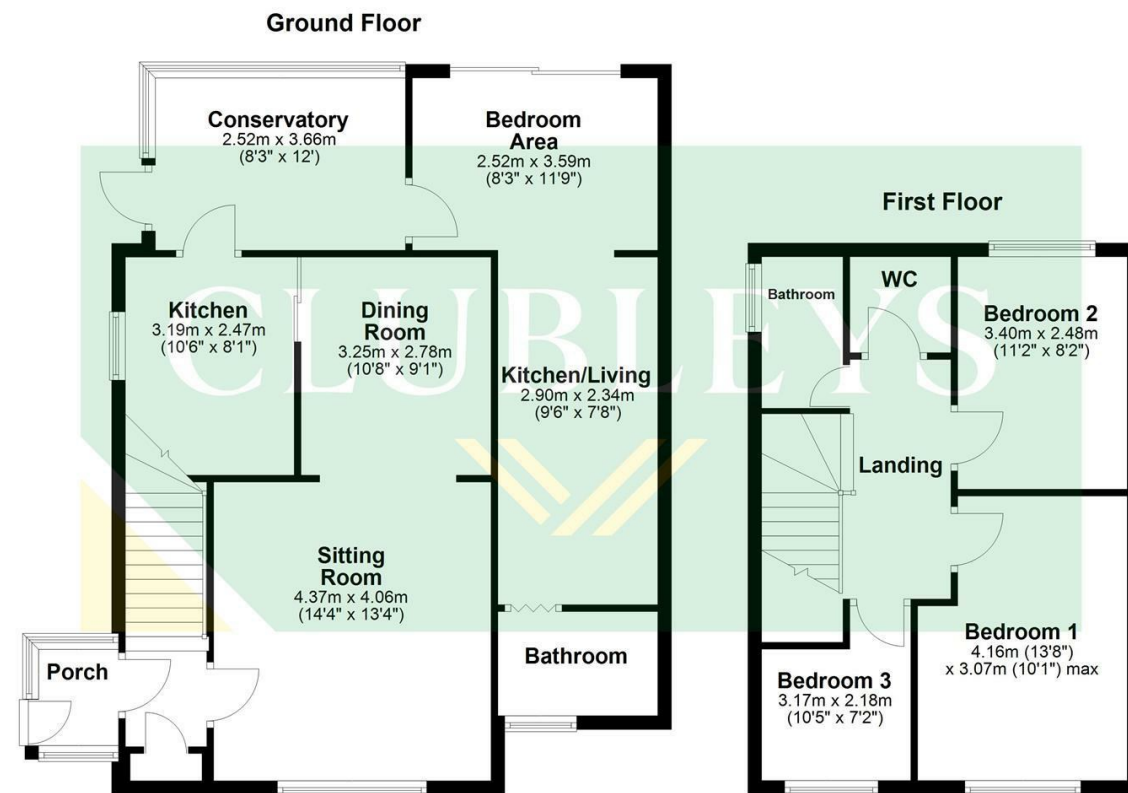




3, Park Lane,  
Wilberfoss, YO41 5PW  
£325,000



**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.

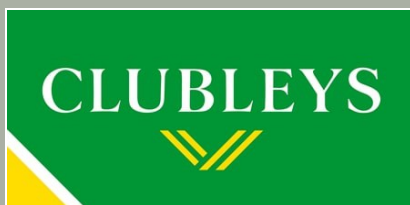
**MATERIAL INFORMATION**

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](mailto: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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(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.

Are you looking for a RECENTLY RE-FURBISHED DETACHED FAMILY HOME with an attached self contained annexe/flat? Then make an early appointment to view this family home.

Situated on a well manicured corner plot with garage and parking. The accommodation in brief comprises; entrance porch, entrance hall, sitting room, dining room, fitted kitchen, sun room, on the first floor lie three bedrooms, bathroom and separate WC.

The annexe/flat is a wonderful addition, (does requires some updating) which could be adapted as a home office, granny annexe, teenagers guest suite or to generate a monthly income as a holiday/private let, comprising; bedroom with fitted wardrobes, living kitchen/lounge and bathroom.

We highly recommend an internal viewing.

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



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE PORCH**

0.93m x 1.79m (3'0" x 5'10")  
Entered via a UPVC double glazed entrance door.

**ENTRANCE HALL**

Stairs leading to the first floor accommodation and cupboard housing newly fitted gas central heating boiler..

**SITTING ROOM**

4.37m x 4.06m (14'4" x 13'3" )  
An attractive room, double glazed window to the front elevation, living flame fire in feature surround, radiator, under stairs cupboard. Arch way leading to;

**DINING ROOM**

3.27m x 2.78m (10'8" x 9'1" )  
Double radiator, single glazed window to the rear elevation, sliding door to the Kitchen.

**FITTED KITCHEN**

3.19m x 2.47m (10'5" x 8'1" )  
Newly fitted with matching arrangement of wall and floor units, work surfaces, space for cooker, extractor hood over, plumbing for automatic washing machine, "Franke" one and half bowl sink unit with mixer taps, glazed display unit, radiator, double glazed window to the side elevation, tiled flooring and rear external door.

**CONSERVATORY**

3.66m x 2.52m (12'0" x 8'3" )  
Double radiator, single glazed windows, door to the annexe.

**LANDING**

2.20m x 1.95m (7'2" x 6'4")  
Access to the loft and double glazed window to the side elevation.

**BEDROOM ONE**

4.20m x 3.10m (13'9" x 10'2" )  
Double glazed window to the front elevation and radiator.

**BEDROOM TWO**

3.40m x 3.07m (11'1" x 10'0")  
Double glazed window to the front elevation and radiator.

**BEDROOM THREE**

3.20m x 2.21m (10'5" x 7'3" )  
Fitted storage cupboards, double glazed window to front and radiator

**FAMILY BATHROOM**

2.21m x 1.36m (7'3" x 4'5" )  
Newly fitted suite comprising panelled bath with shower

over, pedestal hand basin, radiator, opaque double glazed window to side, lino flooring, extractor fan and part tiled.

**SEPARATE WC**

Low level WC, lino flooring and opaque double glazed window to rear.

**ANNEXE - Self Contained Flat**

The annexe does require some cosmetic updating, This is an excellent annexe/flat which could be adapted as a home office, granny annexe, teenagers guest suite, beautician's/hairdressers room or to generate a monthly income as a holiday/private let.

**BEDROOM**

2.88m x 2.35m (9'5" x 7'8" )  
Double glazed sliding windows, radiator and fitted full length wardrobes.  
Opening to...

**LIVING KITCHEN/LOUNGE**

4.88m x 5.55m (16'0" x 18'2" )  
Wall cupboards, double radiator, ceiling coving, breakfast bar, ceramic one and half bowl sink unit with mixer taps, electric oven, space for fridge, Folding door to..

**BATHROOM**

Fitted suite comprising bath with side screen and triton shower over, low flush WC, pedestal hand basin, part tiled, opaque double glazed window to the front elevation.

**OUTSIDE**

Parking for two vehicles.

**GARAGE**

6.05m x 3.15m (19'10" x 10'4" )  
Having up and over garage door, fitted cupboards, power and light is connected and side personal door.

**GARDEN**

Well presented gardens to the front, rear and side. Laid to lawn with attractive borders, feature circular seating area, security lighting and bin storage.

**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 with British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band D.

