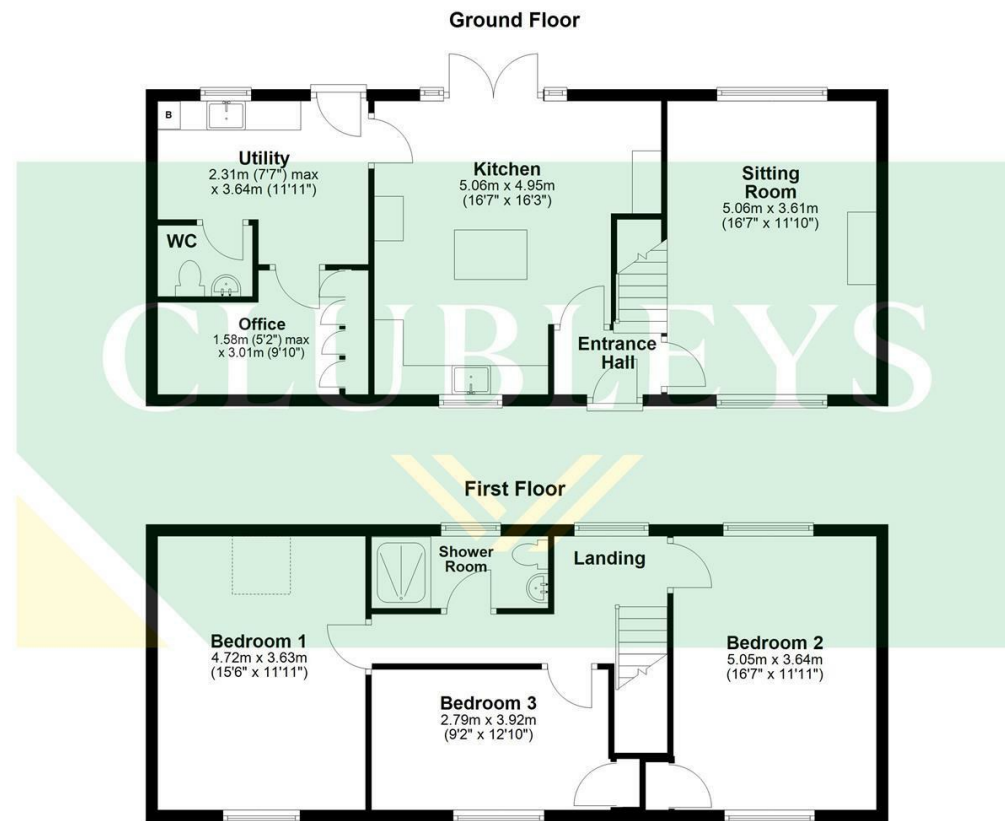




17, South End,
North Dalton, YO25 9UU
£320,000



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		61	74
(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 charming three-bedroom semi-detached home offers a delightful cottage-style feel throughout. The cosy lounge features a log burner, perfect for relaxing on colder evenings. The spacious kitchen is well-appointed with a range of fitted cupboards and a practical central island, ideal for both cooking and entertaining. A dedicated home office provides an excellent space for remote working, complemented by a convenient downstairs WC and a highly practical utility room.

Upstairs, the property boasts three generously sized bedrooms and a modern shower room.

A real standout feature of this property is the generously sized garden. To the front, a gravelled driveway provides ample off-street parking.

The rear garden is fully enclosed and predominantly laid to lawn, complemented by a well-established mix of trees, shrubs and planting, along with a charming pond. A covered seating area with a pizza oven creates an ideal space for outdoor entertaining.

Towards the far end, the garden transitions into a more natural area, with a pedestrian gate providing convenient access onto Main Street.

WE URGE YOU TO VIEW THIS IMMACULATE HOME.

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



www.clubleys.com



ENTRANCE HALL

1.85m x 1.11m (6'0" x 3'7")

Entered via a composite front entrance door, having wood panelling to one wall, radiator and stairs to the first floor accommodation.

SITTING ROOM

3.61m x 5.06m (11'10" x 16'7")

Log burner, wood panelling to one wall, laminate flooring, radiator, double glazed window to the front and rear elevation.

FIITED KITCHEN

5.04m x 4.93m (16'6" x 16'2")

Matching arrangement of floor and wall cupboards, central island, working surfaces incorporating Belfast sink with mixer, space for a Rangemaster cooker with extractor hood above, plumbing for a dishwasher. Recess lighting, tiled flooring, double glazed window to the front elevation and double doors to the rear elevation.

UTILITY

3.65m x 2.31m (11'11" x 7'6")

Floor units with fitted working surface incorporating a sink unit with mixer tap, plumbing for a washing machine, Worcester oil boiler, tall radiator, tiled flooring, composite rear door, and double glazed window to the rear elevation.

DOWNSTAIRS WC

1.49m x 1.21m (4'10" x 3'11")

Fitted suite comprising WC, hand basin, extractor fan, tiled flooring and radiator.

OFFICE

3.01m x 1.59m excluding the door recess (9'10" x 5'2" excluding the door recess)

Fitted cupboards, recess lighting, laminate flooring, and double glazed window to the front elevation.

LANDING

Double glazed window to the rear elevation and access to the loft via a ladder which is part boarded and has light.

BEDROOM ONE

3.63m x 4.72m (11'10" x 15'5")

Double glazed window to the front elevation, Velux window, two wall light points, wood panelling to one wall, feature wooden beams and recess lighting.

BEDROOM TWO

5.05m x 3.64m (16'6" x 11'11")

Storage cupboard with fitted shelving, double glazed window to the front and rear elevation.

BEDROOM THREE

3.92m x 2.78m (12'10" x 9'1")

Storage cupboard, radiator and a double glazed window to the front elevation.

SHOWER ROOM

1.26m x 2.99m (4'1" x 9'9")

Fitted suite comprising shower cubicle, low flush WC, hand basin with mixer tap, recess lighting, fully tiled walls and floor, chrome ladder style radiator, extractor fan, and double glazed window to the rear elevation.

OUTSIDE

A gravelled driveway provides off-street parking to the front, complemented by an attractive selection of plants and mature trees.

The rear garden is fully enclosed and predominantly laid to lawn, offering a well-established mix of trees, shrubs and planting, along with a pond. A covered seating area with a pizza oven creates an ideal space for outdoor entertaining. Towards the far end, the garden transitions into a more natural garden area with a pedestrian gate providing access onto Main Street.

Additional features include an outside tap, power and lighting, a covered oil tank, log store and a garden shed.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains Water, Electricity, and Drainage. Oil Tank. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

